

# EMPLOYMENT LAND FOR SALE

## SPINNAKER PARK

Spinnaker Park, Gloucester, Gloucestershire, GL2 5FR

4 ACRES REMAINING - CAN BE SPLIT INTO AS LITTLE AS 1/4 ACRE PLOTS



# Employment Land at Spinnaker Park, Gloucester

## LOCATION

Gloucester is the County Town of Gloucestershire with a population of circa 136,000 (2001 census). The City has a long and well established manufacturing tradition particularly for aerospace related industries and benefits from a strategic location adjacent to the M5 Motorway between Birmingham to the north and Bristol to the south. Spinnaker Park is located on the south western edge of the City with convenient access to both the City Centre, the local road network and the M5 Motorway. The site is directly located off the A430 south western bypass. The local area is predominantly a mix of commercial uses and over recent years has seen considerable investment and redevelopment, including a new campus for Gloucestershire College, a Sainsbury's supermarket and the recently completed Gloucester Quays Retail Outlet Centre. A Marston's pub/restaurant is currently under construction and further developments are planned.

- **Bristol - 35 miles**
- **London - 116 miles**
- **Birmingham - 56 miles**
- **Cardiff - 61 miles**

## DESCRIPTION

The site benefits from two vehicular access points off the A430 south west bypass, one of these being a traffic

light controlled junction, with a further access road recently installed into the sold plots. Originally greenfield land, the site levels have been raised by filling with granular material. A tarmac road runs along the northern edge of the site within the site boundary. The road has been constructed to Highways Authority 'adoptable standards'.

## PLANNING POTENTIAL

The site is included in the City of Gloucester Local Plan dated 1996 and the Deposit Draft Local plan 2001/2002 for B2 & B8 uses. The site has outline planning consent for B1/B2 & B8 use. We are informed that all section 106 agreement obligations have been complied with in regards to this Consent. The site is allocated for waste related uses within the Gloucestershire Waste Plan 2002 – 2012. Interested parties are requested to make their own enquiries with Gloucester City Council Planning Department.

## SERVICES

We are informed by our client that all mains services are available within the site.

## TENURE

Proposals are invited for the freehold of between 1/4 acres up to the remainder of the site at circa 4.25 acres.

## GUIDE PRICE

£650,000 per acre.

## VAT

VAT is applicable to all costs related to this property.

## LEGAL INFORMATION

Each party to be responsible for their own legal costs incurred in this transaction.

## VIEWING & FURTHER INFORMATION

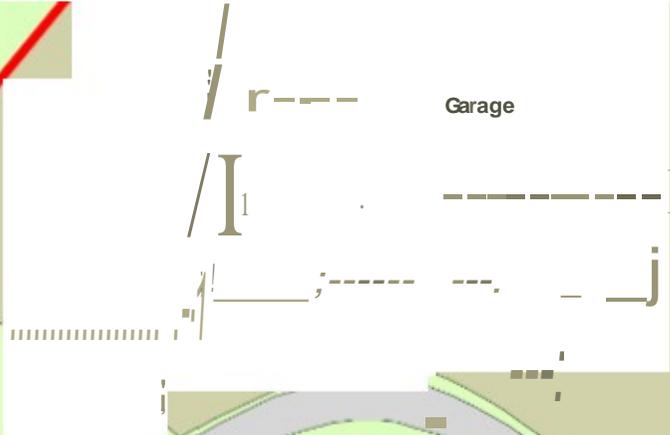
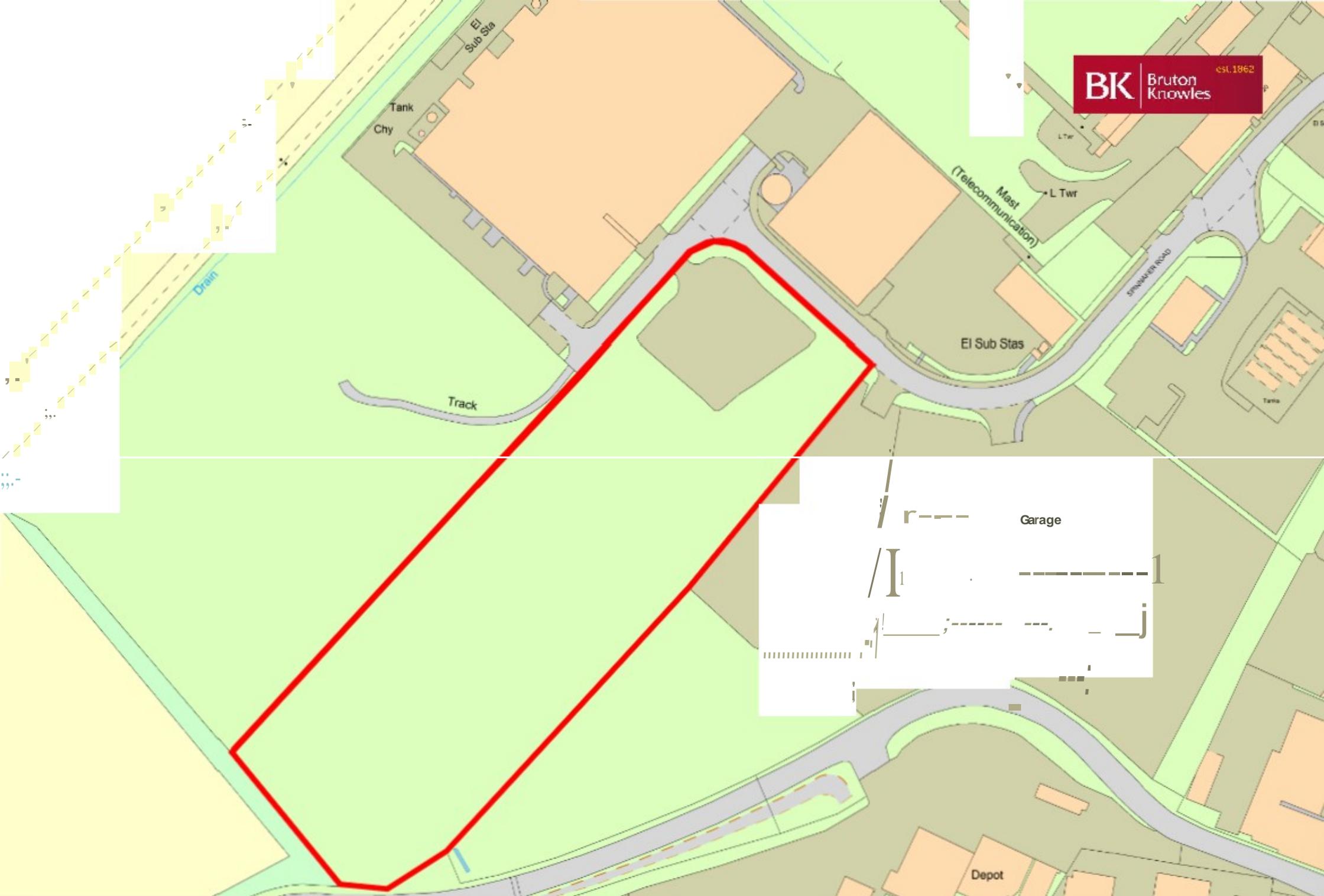
Viewings are strictly by prior arrangement with Bruton Knowles on the pre-arranged viewing days.

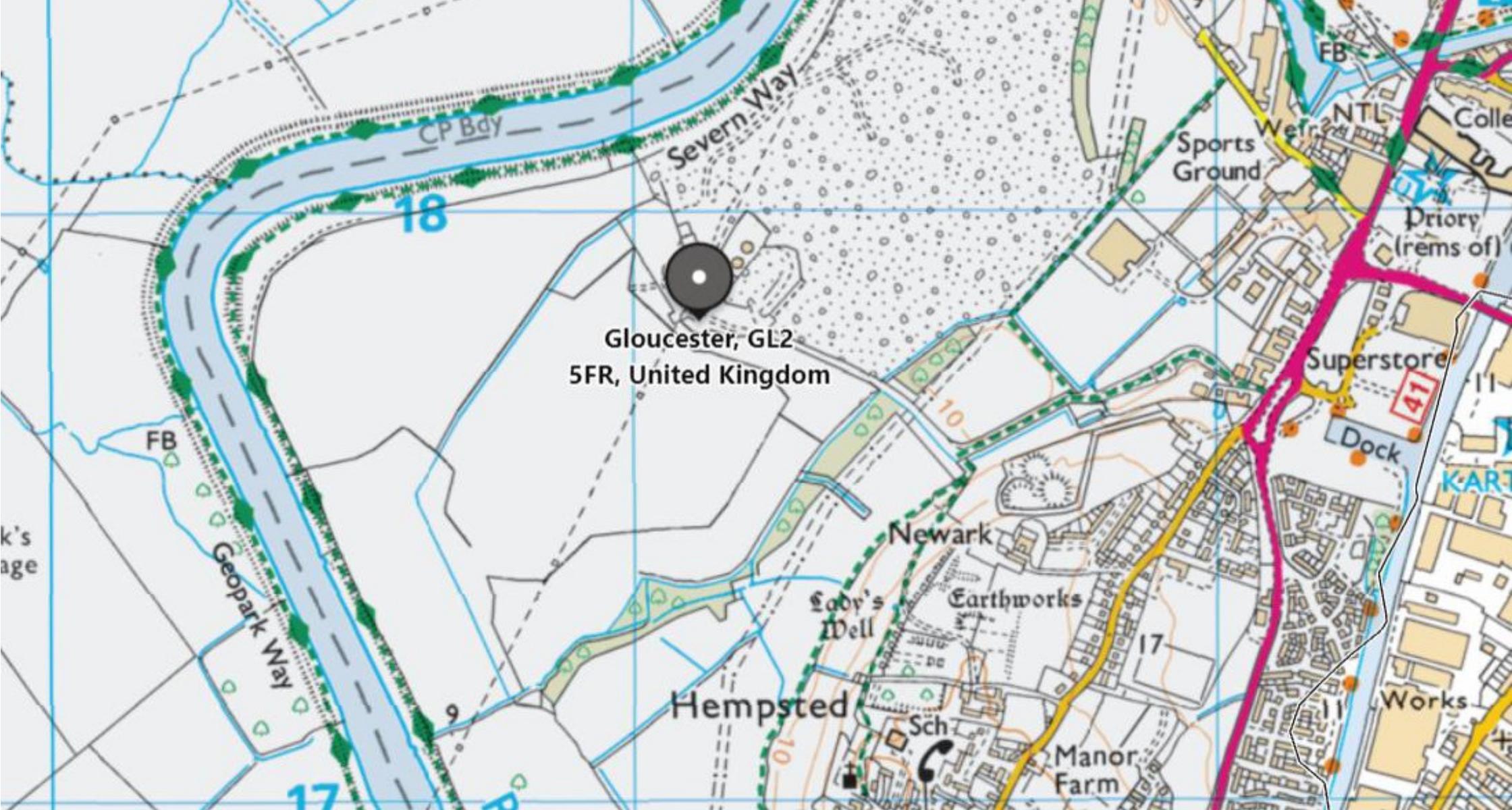
Please contact:

[phoebe.harmer@brutonknowles.co.uk](mailto:phoebe.harmer@brutonknowles.co.uk)

to book a viewing slot.

## SUBJECT TO CONTRACT - FEBRUARY 2023





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