

Gotherington, Gloucestershire

Land at Truman's Farm, Gotherington, Gloucestershire

Full Planning Permission for 45 no. dwellings within 10.63 acres (4.3 hectares)

BK Bruton Knowles



Plans for indicative purposes only.



Residential Development Opportunity

Land at Truman's Farm, Gotherington, Gloucestershire



OVERVIEW

Bruton Knowles have been instructed to market an exciting residential development opportunity in the village of Gotherington, Gloucestershire.

In summary:

- Residential development opportunity in attractive Cotswold village location.
- Located within short distance from the Regency town of Cheltenham.
- Full Planning Permission for 45 no. dwellings.
- Site Area of approx. 10.63 acres (4.3 ha)
- For Sale by Informal Tender.
- Unconditional offers to be received by Noon on Friday 8th of December 2023.

LOCATION

The subject site is located on the south eastern edge of the village of Gotherington, lying some 1.5 miles north of Bishops Cleeve and 6 miles north of Cheltenham. The village of Gotherington benefits from a range of amenities, including a primary school, public house and village store, all of which are within walking distance from the site. Gotherington is easily accessible via the A435 which provides direct access to Bishops Cleeve and Cheltenham town centre to the south and the A46 to the north, which in turn connects to Junction 10 of the M5 motorway at Ashchurch. The nearest bus stops are located along Gretton Road within 250m from the site, with regular services to Winchcombe and Cheltenham. Ashchurch for Tewkesbury Railway Station is located 5 miles to the north west of the village, which provides regular services to Bristol Temple Meads, Worcester Shrub Hill, Cardiff Central and London.

DIRECTIONS - From Cheltenham, travel north on the A435 through Bishops Cleeve until reaching Gotherington. Turn right onto Malleson Road and follow all the way through Gotherington, and when coming to the T-junction, continue straight on via the Gretton Road. About 500m after this junction, the site will be on your right.

SITE DESCRIPTION

The site itself extends to approximately 10.63 acres (4.3 hectares) and comprises two fields of pastureland. The site gently slopes from south to north on a gradient that is comparatively less than the steeper, more dramatic hillside in the AONB to the south-east.

The site is bordered to the north by Gretton Road, to the east by additional agricultural land associated with Truman's Farm and to the south east by the Gloucestershire and Warwickshire Railway (historic railway line) which runs along an embankment.

Access to the site is currently via farm access to Truman's Farm and field access in the northeastern corner.

There are no public rights of way crossing the site or running alongside it. The closest right of way is AG027 to the north-west and other routes are to the west and south. The Environment Agency's flood zone mapping shows that the site lies within Flood Zone 1 (lowest probability of flooding).

PLANNING

The subject site is located within the planning jurisdiction of Tewkesbury Borough Council. Planning Policy is covered by the Tewkesbury Borough Plan 2011 to 2031 which was adopted in June 2022. Policy is also covered by the Joint Core Strategy (JCS) which is a partnership between Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council, which sets out a strategic planning framework for the three areas. The combining councils Cheltenham Borough, Gloucester City Council and Tewkesbury Borough Council have re-committed to preparing a new joint strategic plan (CGTSLP). It will be a single plan including strategic policies (which are currently included in the JCS) and local policies (currently included in the individual local plans). The two elements are under one plan with a single examination process. The first of two Reg 18 consultations are anticipated to take place later this year.

The application that has recently been approved is detailed below:

- **22/00650/FUL** – Residential development comprising 45 dwellings, creation of new access, public open space and other associated ancillary works. Granted at Appeal on the 11th of September 2023, Appeal Ref: APP/G1630/W/23/3314936.

PROPOSED SCHEME

The proposed scheme allows for 45 dwellings of which 18 will be affordable housing units and 27 private units, as illustrated on the landscape masterplan. The new development integrates with the current settlement edge to create a coherent form with a strong green infrastructure setting in response to its edge of countryside location and setting to the AONB.

The large area of green infrastructure that forms the eastern half of the site comprises features such as new hedgerows, attenuation pond, wildflower meadow, paths through the meadows and apple/pear orchard. The proposal will deliver a Biodiversity Net Gain that exceeds 10%. The following private housing mix is proposed:

House Type	No.	GIA Sq. ft	Total Sq. ft
2B3P	4	769	3,076
2B3P	2	659	1,318
3B4P	4	910	3,640
3B5P	2	1,113	2,226
3B5P	2	1,022	2,044
4B7P	5	1,335	6,675
4B7P	2	1,479	2,958
4B7P	3	1,911	5,733
5B9P	3	2,220	6,600
Total	27		34,270

SERVICES

A Desktop Utilities Study (copy in the Data Room) has been provided with a detailed overview of the statutory electricity, gas, clean water, and telecoms. infrastructure in the vicinity of the proposed site as well as the disconnection, connection and diversion options with estimated budget costs. Parties are to make their own enquiries as to confirmation of services.

There is an existing overhead cable network which crosses the proposed development and will require diverting, either underground or off-site to accommodate the scheme. Lioncourt Strategic Land are in the process of appointing a specialist consultant to serve notice to terminate the wayleave agreement (held with Western Power Distribution WPD).

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Tewkesbury Borough Council issued a CIL Liability Notice to the Promoter on 15th September 2023. The Notice states a CIL liability charge of £988,324.41. The Council's calculation on 15th September 2023 does not take account of relief for social housing. The Promoter subsequently ran a calculation of CIL Liability under the Council's CIL calculator on 26th September 2023 Tewkesbury Borough Council CIL Calculator - Home (exacom.co.uk). This produced CIL Liability Charge of £804,721.06 (Indexed). The Purchaser must assume liability to pay CIL.

Important Notice: Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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SECTION 106 CONTRIBUTIONS

The application is subject to two signed Section 106 Agreements, one with Gloucestershire County Council dated 23rd June 2023 and one with Tewkesbury Borough Council dated 26th June 2023.

The Agreement with Tewkesbury Borough Council provides for the following contributions*:

- **40% Affordable Housing** – 18 no. units (6 no. Shared Ownership and 12 no. Social Rent)
- **Monitoring Fee** - £3,500
- **Off-Site Playing Pitches Contribution** - £19,811
- **Open Space** – as per the plan on the document
- **Refuse and Recycling Contribution** - £73 per dwelling

*The sums will be subject to indexation.

The Affordable Housing Mix is to be provided as follows:

House Type	Social Rent	Shared Ownership	Total
1B2P	2		2
1B2P (Bungalow)	2		2
2B4P	3	4	7
2B4P (Bungalow)	2		2
3B5P	2	2	4
4B7P	1		1
Total	12	6	18

Copies of the completed Agreements are provided in the Data Room.

The Agreement with Gloucestershire County Council provides for the following contributions*:

- **Home to School Transport (11-16 yrs) Contribution** – £29,400
- **Libraries Contribution** - £8,820
- **Primary Education Contribution** - £286,229.41

*The sums will be subject to indexation.

VAT

VAT will be chargeable on the purchase price.

LEGAL INFORMATION

A legal undertaking of £20,000 Plus VAT for vendors legal costs will be required. An overage provision will be placed on public open space, in the event this land is subsequently developed on.

The subject site is offered Freehold and forms part of the wider Freehold Title GR394995 at Truman's Farm.

The landowners require a corridor of land to be retained from the Shared Surface estate road to the southern boundary of the land. The corridor will need to be of sufficient width to accommodate an adoptable standard road, and have the ability to connect into adjacent services, as the intention is to market the farm buildings to the south of the land for sale for future residential development, in due course. It is intended the landowners will grant to the purchaser a license to occupy the retained corridor of land for maintenance purposes. If the farm buildings sale is of interest, please contact Harry Breakwell harry.breakwell@brutonknowles.co.uk to discuss further.

VIEWINGS

Viewings are strictly by appointment only via Bruton Knowles. Please confirm by email to Jack Mouldale if you wish to view:

Jack.mouldale@brutonknowles.co.uk

DATA ROOM

A 'Data Room' has been prepared that provides detailed information on planning, services & connection quotes, method of sale, topographical survey, ecology, drainage, drawings and other reports. An intrusive ground investigation report is currently being undertaken and will be issued to interested parties shortly. Access to the Data Room is provided upon request. Please email Jack Mouldale: Jack.mouldale@brutonknowles.co.uk

METHOD OF SALE

The site is offered for sale by way of Informal Tender. Unconditional offers are invited. Bids should be in accordance with the 'Financial Proposal Form' contained within the Data Room and are to be submitted prior to **Noon on Friday 8th December 2023** and received by Harry Breakwell:

harry.breakwell@brutonknowles.co.uk

SUBJECT TO CONTRACT – OCTOBER 2023



Regulatory - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

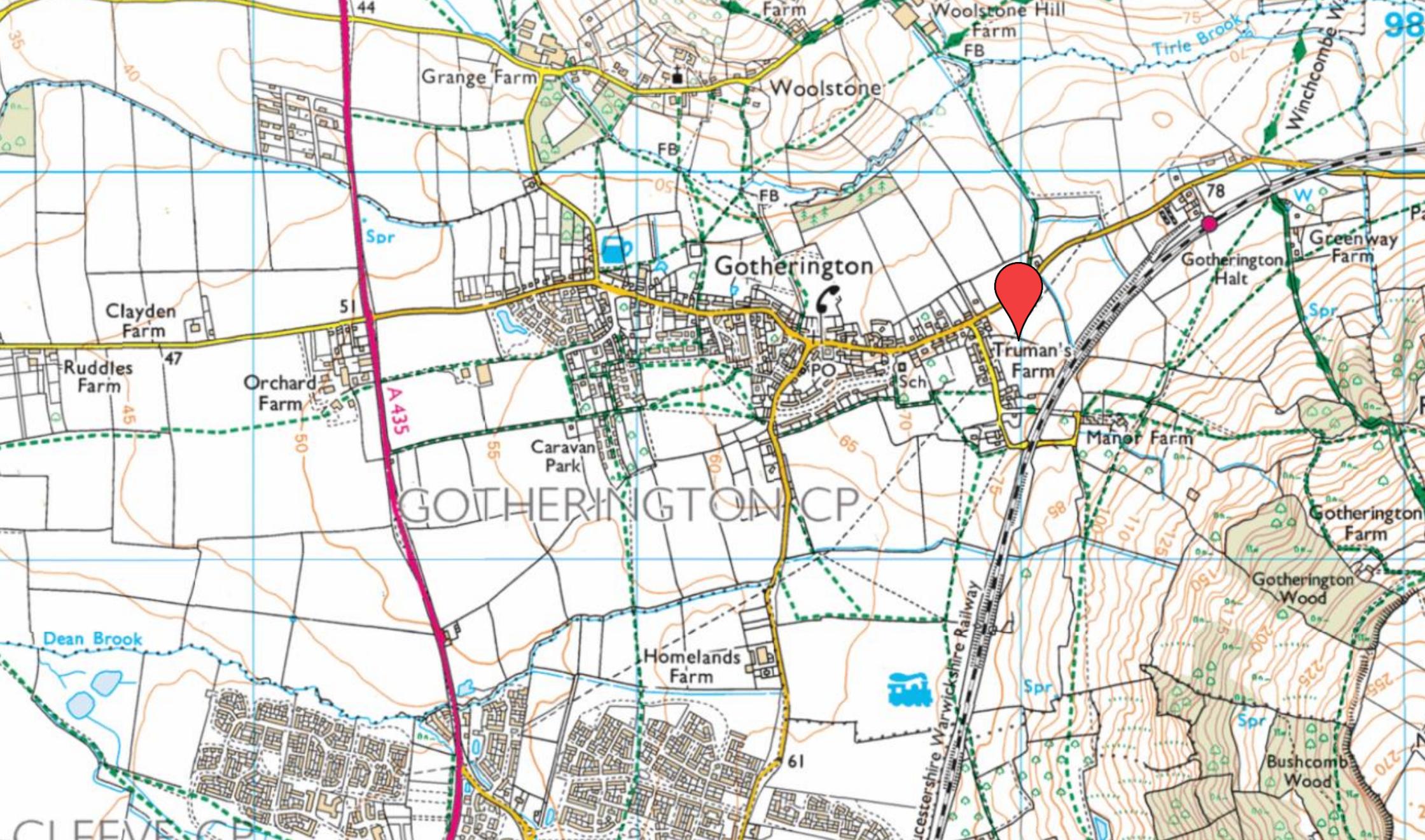


Plan is for indicative purposes only.



Gretton Road

Plan is for indicative purposes only.



CONTACT

Olympus House
Olympus Park
Quedgeley, Gloucester, GL2 4NF

Harry Breakwell BSc (Hons) MSc MRICS
07825 842626
harry.breakwell@brutonknowles.co.uk

Jack Mouldsdales BSc (Hons) MRICS
07395 887390
jack.mouldsdales@brutonknowles.co.uk

