



# Residential Development Opportunity

Land at Mill Croft Cottage, Sparrow Hawk Way, Brockworth, Gloucester, GL3 4QD

# Residential Development Opportunity

Land with Full Planning Permission for 2 no. detached dwellings and associated parking



**BK** Bruton Knowles

## LOCATION

The site is located within a well-established residential area on the eastern edge of Gloucester in Brockworth. Brockworth is a village and parish in the Borough of Tewkesbury, Gloucestershire and benefits from a wide array of amenities to include supermarkets, schools, sports centre and a doctors surgery. The site is conveniently located off Shurdington Road, connecting the site to Gloucester, Cheltenham and Swindon via the A417.

Junction 11A of the M5 is situated less than a 5 minute drive from the subject site providing links to Bristol and Worcester. The site benefits from good access to public transport, with a bus stop located 300m from the site, providing links to Gloucester and Cheltenham. The nearest train station is located in Gloucester City Centre, situated approximately 5.6 miles from the site.

## DESCRIPTION

The subject site is located off Sparrow Hawk Way, which is made up of predominantly residential dwellings. The site extends to approximately 0.19 Acres (0.07ha) comprising garden land of Mill Croft Cottage. A boundary fence has been erected, separating the two ownerships.

## PLANNING

The site is located within the planning jurisdiction of Tewkesbury Borough Council. The site benefits from the following residential consent.

- **22/00995/FUL** – Erection of 2 no. detached dwellings with associated parking and amenity. Permitted 18<sup>th</sup> July 2023.

## PROPOSED SCHEME

The subject site sits within the planning jurisdiction of Tewkesbury Borough Council.

The proposed scheme approved under planning application reference 22/00995/FUL provides for the erection of 2 no. four bedroom L-shaped detached dwellings. Each dwelling benefits from a private, south facing garden and private driveway with offroad parking and extends to approximately 1,463 sq.ft (136 sq.m).

## COMMUNITY INFRASTRUCTURE LEVY (CIL)

The planning consent is not subject to any S.106 Agreement (i.e no contributions or affordable housing), but it is subject to a Community Infrastructure Levy (CIL) payment which is estimated to be £10,496.

## SERVICES

We understand mains electricity, water and gas are available for connection within close proximity of the site. The drainage proposal is to connect into the existing main foul network and attenuate surface water into attenuation tanks connected to main drains. Please note that we have not carried out any tests in this regard and purchasers are to make their own enquiries

## VAT

VAT will not be chargeable on the purchase price.

## LEGAL

The property and land is offered Freehold with vacant possession. Each party is to incur their own legal fees in this transaction.

There is a restriction on the Title limiting the erection of 2 residential dwellings. The height of which shall not exceed one storey plus pitched roof and associated access provided that no windows or gables shall be installed more than 3,200mm above the highest point of ground level on the elevation of the dwellings which face Mill Croft Cottage.

## METHOD OF SALE

Freehold offers are invited for the site as a whole, however offers for individual plots may also be considered.

**The Guide Price is £295,000.**

Offers are to be received by **Noon Tuesday 26<sup>th</sup> March 2024.**

Offers are to be submitted to Harry Breakwell and Jack Mouldsdales by email:

[harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)

[jack.mouldsdales@brutonknowles.co.uk](mailto:jack.mouldsdales@brutonknowles.co.uk)

## VIEWING

Viewings are strictly by prior arrangement. To arrange a viewing, please contact Jack Mouldsdales via email:

[jack.mouldsdales@brutonknowles.co.uk](mailto:jack.mouldsdales@brutonknowles.co.uk)

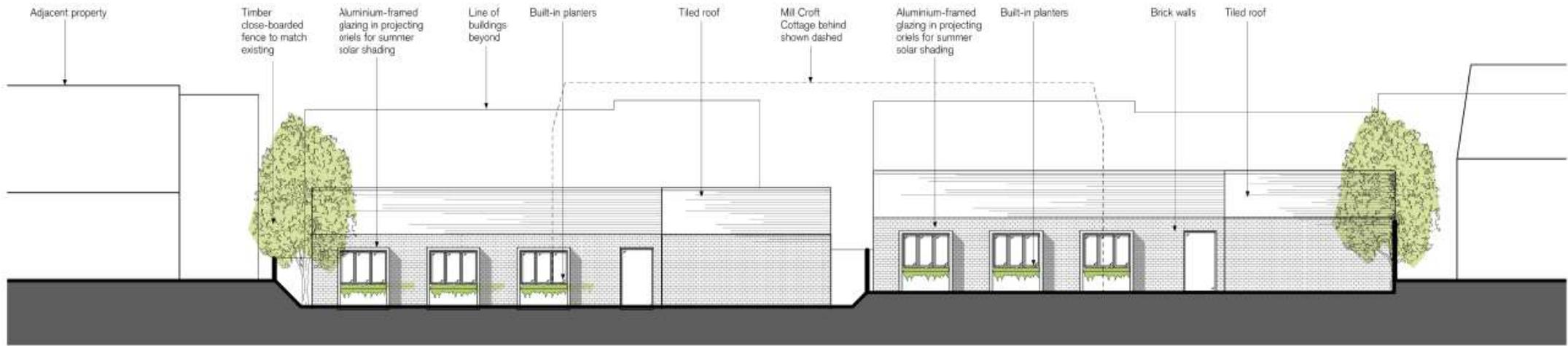
**SUBJECT TO CONTRACT - FEBRUARY 2024**

**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.

NB. PROPOSED TREES ALONG ROAD OMITTED HERE FOR CLARITY



Proposed north-west elevation



Proposed south-east elevation



Proposed Ground Floor Plan – not to scale



## CONTACT

Olympus House,  
Olympus Park, Quedgeley,  
Gloucester, GL2 4NF

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

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

**BK** Bruton Knowles