

# RESIDENTIAL DEVELOPMENT LAND

## Longford, Gloucester



Land east of Horsbere Drive, Longford, Gloucester, GL2 9FR

Outline Planning Permission for residential development (up to 21 apartments) within approximately 0.77 acres



Longford Park  
Primary Academy

Whitefield Crescent

A40

Longford Lane

Horsbere Drive

Plan is for indicative purposes.



# Residential Development Opportunity

Land east of Horsbere Drive, Longford, Gloucester



## SUMMARY

- **Outline Planning Permission for residential development (up to 21 no. apartments).**
- **Approximately 0.77 acres.**
- **Bids be received prior to Noon on Wednesday 31st January 2024.**

## LOCATION (GL2 9FR)

The subject site is located in Longford, a suburban village some 3 miles north of the centre of Gloucester. The site is bound to the south by Longford Lane, connecting the site to the A38 and the A40, providing links to Gloucester, Cheltenham and Tewkesbury. The A40 provides direct access to Junction 11 of the M5, approximately 5 miles from the subject site.

The adjacent area of Longford provides a variety of amenities including Longford Lane's Co-Operative convenience store, Badham Pharmacy, hairdresser, Jane's Pantry and Longford Park Primary Academy.

A bus stop is located immediately adjacent to the site providing regular services. The nearest railway station to the site is Gloucester, situated approximately 2 miles to the south west, providing a range of intercity and regional train services.

## DESCRIPTION

The subject site comprises a predominantly level and rectangular shaped parcel of grassland which extends to approximately 0.77 acres (0.31 ha) in size. The land has open boundaries onto footpaths to the north, south and west with the south eastern boundary formed by close board fencing. This fencing forms the boundary to the gardens of dwellings on Whitefield Crescent. A bund crosses the site; a temporary landscape feature, historically implemented for site security purposes.

Horsbere Drive adjoins the western boundary of the site, with retail development as above and 2 to 3 storey residential dwellings further west. Clock Tower Roundabout and road bounds the northern boundary with the playing fields of Longford Park Primary Academy adjoining this road.

To the east is Whitefield Crescent and established two storey residential development.

The site has vehicular and pedestrian access between No. 8 and No. 10 Whitefield Crescent. It also has pedestrian access from both Clock Tower Road and Horsbere Road.

## PLANNING

The site falls within the administrative area of Tewkesbury Borough Council. The subject site benefits from Outline Planning Permission which is outlined below:

- **23/00044/OUT** – Residential development (up to 21 apartments), associated infrastructure, ancillary facilities, open space and landscaping (all matters reserved) (amended description). *Consented on the 25<sup>th</sup> October 2023.*

## SCHEME

The development permitted is to be carried out in accordance with Location Plan No. LC.P.1 dated 22.1.21. Details of the access, appearance, landscaping, layout and scale are to be determined within a Reserved Matters application.

Whilst the application submitted is outline, an Illustrative Layout is provided to demonstrate how the site could deliver the scale of development proposed and how the development might be laid out to respond to constraints and opportunities on the site.

The Illustrative Masterplan provides up to 21 no. apartments, provisionally based on 12 no. x 1-bedroom units and 9 no. x 2-bedroom units. The precise mix of affordable unit types, sizes and details of tenure arrangements are set out within the Section 106 Agreement.

Pedestrian and cycle access is to be off Horsbere Drive, opposite the local centre, to the north-west of the site. Access for all users, including vehicles is to be via Whitefield Crescent to the east. Emergency access is proposed to the north of the development off Clock Tower Road.

The application site is located entirely within Flood Zone 1.

## SERVICES

Please see the Data Room for information on services.

A ground investigation has been commissioned by the vendor.

## VAT

VAT will be chargeable on the sale.

## COMMUNITY INFRASTRUCTURE (CIL)

An Indexed CIL Rate of £220.50/sqm will be sought against the scheme for private units.

## SECTION 106 (S.106)

The Section 106 dated 17<sup>th</sup> October 2023 is contained within the Data Room. The pertinent contributions (subject to indexation) are outlined below:

- **Affordable Housing Contribution** - £30,000.
- **Affordable Housing Units** – 4 x 1-bedroom and 4 x 2-bedroom apartments – 70% Discount Market Sale Dwellings fully serviced.
- **Cotswold Beechwoods SAC Mitigation Strategy Contribution** - £14,133.
- **Monitoring Fee** - £3,000.
- **Refuse and Recycling Contribution** - £73/dwelling.

## LEGAL INFORMATION

The purchaser is to contribute **£10,000 + VAT** towards the vendor's legal fees.

The subject site is registered under the wider Freehold Title GR374537.

Completion is to take place prior to **31<sup>st</sup> March 2024**.

## VIEWING & FURTHER INFORMATION

Walking of the site is by appointment only, however the site can be viewed directly from Horsbere Drive and Whitfield Crescent.

A 'Data Room' has been prepared that provides detailed technical and planning information. For access, please email Lauren Gaunt: [lauren.gaunt@brutonknowles.co.uk](mailto:lauren.gaunt@brutonknowles.co.uk)

## TERMS

The Freehold of the site is offered For Sale by Informal Tender.

**Unconditional offers are invited.**

**The Guide Price is £750,000.**

Tenders should be submitted to Jack Mouldsdales by email:

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

Bids be received prior to **Noon on Wednesday 31<sup>st</sup> January 2024**.

## SUBJECT TO CONTRACT - DECEMBER 2023

**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.



Access



STREETSCENE A/A - HORSBERE ROAD



STREETSCENE B/B - CLOCK TOWER ROAD



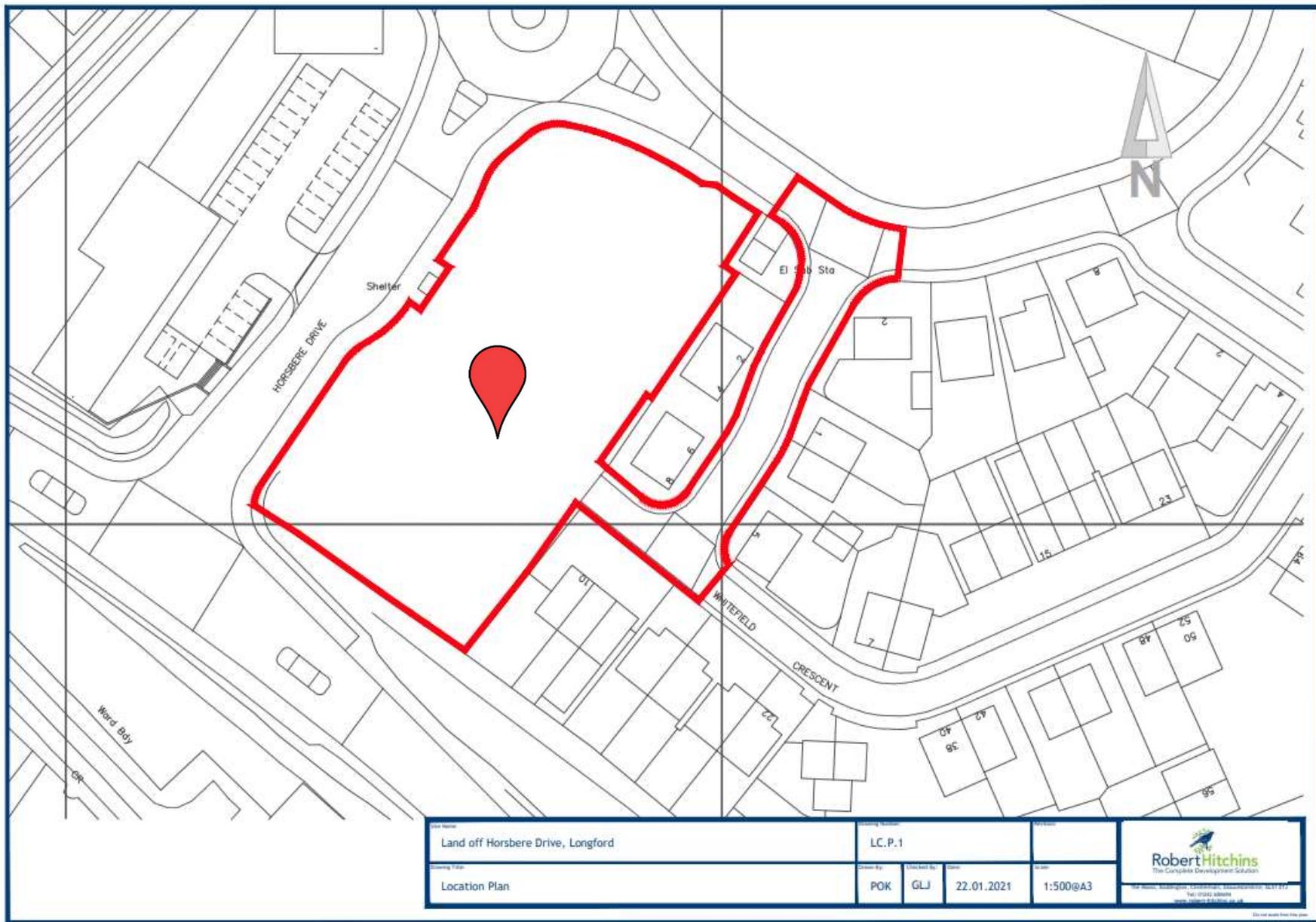
STREETSCENE C/C - APPROACH FROM WHITEFIELD CRESCENT



STREETSCENE D/D - LONGFORD LANE

Not to scale

## Illustrative Layout Plan & Indicative Street Scenes



Not to scale

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

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

**Lauren Gaunt** BSc (Hons)  
07500 064202  
[lauren.gaunt@brutonknowles.co.uk](mailto:lauren.gaunt@brutonknowles.co.uk)



**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.