

STRATEGIC LAND

English Bicknor, Gloucestershire

Site Area: Approximately 6.86 Acres (2.78 Ha)

Retained
Land

Subject
Site



Strategic Land Approximately 6.86 Acres (2.78 Ha)



LOCATION

The site is located in the centre of English Bicknor, a village situated in the Forest of Dean District, west Gloucestershire. English Bicknor is located some 4 miles north of the town of Coleford, 9 miles to the south of Ross-on-Wye and 20 miles west of Gloucester.

The village benefits from a primary school, a church and a village hall, with the neighbouring village some 2 miles away providing further amenities to include several public houses, a nursery, primary and secondary schools, a pharmacy and a convenience store. Additional amenities to include retail and leisure facilities, restaurants and bars can be found in Coleford and Ross-On-Wye. Regular bus services operate from Smithy Close, approximately 150m from the subject site, providing direct links to nearby towns.

DESCRIPTION

The subject site extends to approximately 6.86 acres and comprises predominantly level farmland which is currently used for arable production. Ross Road runs along the eastern boundary of the site, with Redhouse Lane bordering the south of the site. The site is accessed off Ross Road, via an existing dropped curb double gated entrance.

The site is situated between the two settlement boundaries which make up the village of English Bicknor. To the north of the site is a linear pattern of residential dwellings, and to the south a further cluster of residential dwellings. Adjacent to the site, on the western boundary lies a large farmyard known as 'Cowmeadow farm.' Agricultural farmland borders the northwestern aspect of the site.

The parcel of land to the northwest of the subject site, outlined in blue is within the landowner's ownership also.

PLANNING

The subject site is located within the planning jurisdiction of Forest of Dean. Forest of Dean's current Local Plan comprises the Allocations Plan, Cinderford Northern Quarter and the Core Strategy, which guides development across the district until 2026.

The new Local Plan is currently being prepared to set out the framework for the district until 2041. Following feedback from the Issues and Options, FODDC developed and consulted upon a Second Preferred Option Strategy, superseding the first. The consultation ran from August 2022 to October 2022. A revised Local Plan Strategy has been agreed and will be the subject of a Draft Plan for consultation. The next formal stage is to seek guidance for the Draft Local Plan and confirm its strategy. The views on the Issues and Options and Preferred Option, along with other evidence will then be used to develop the new Local Plan. Comments will be requested on the Draft Local Plan in Spring 2024. After this consultation, the Draft Plan will be updated, and a Publication Version will be agreed. Formal representations on the Publication Version will be invited in Spring 2025.

The site is situated in the Wye Valley National Landscape, an area designated as an Area of Outstanding Natural Beauty.

LEGAL

The land is registered under the Freehold Title GR244319.

VIEWING

Viewings are strictly by prior appointment only with Bruton Knowles, however, the site can be viewed at the western boundary via Ross Road.

TERMS

The site is available for promotion via an Option or Promotion agreement and parties are invited to submit terms as follows:

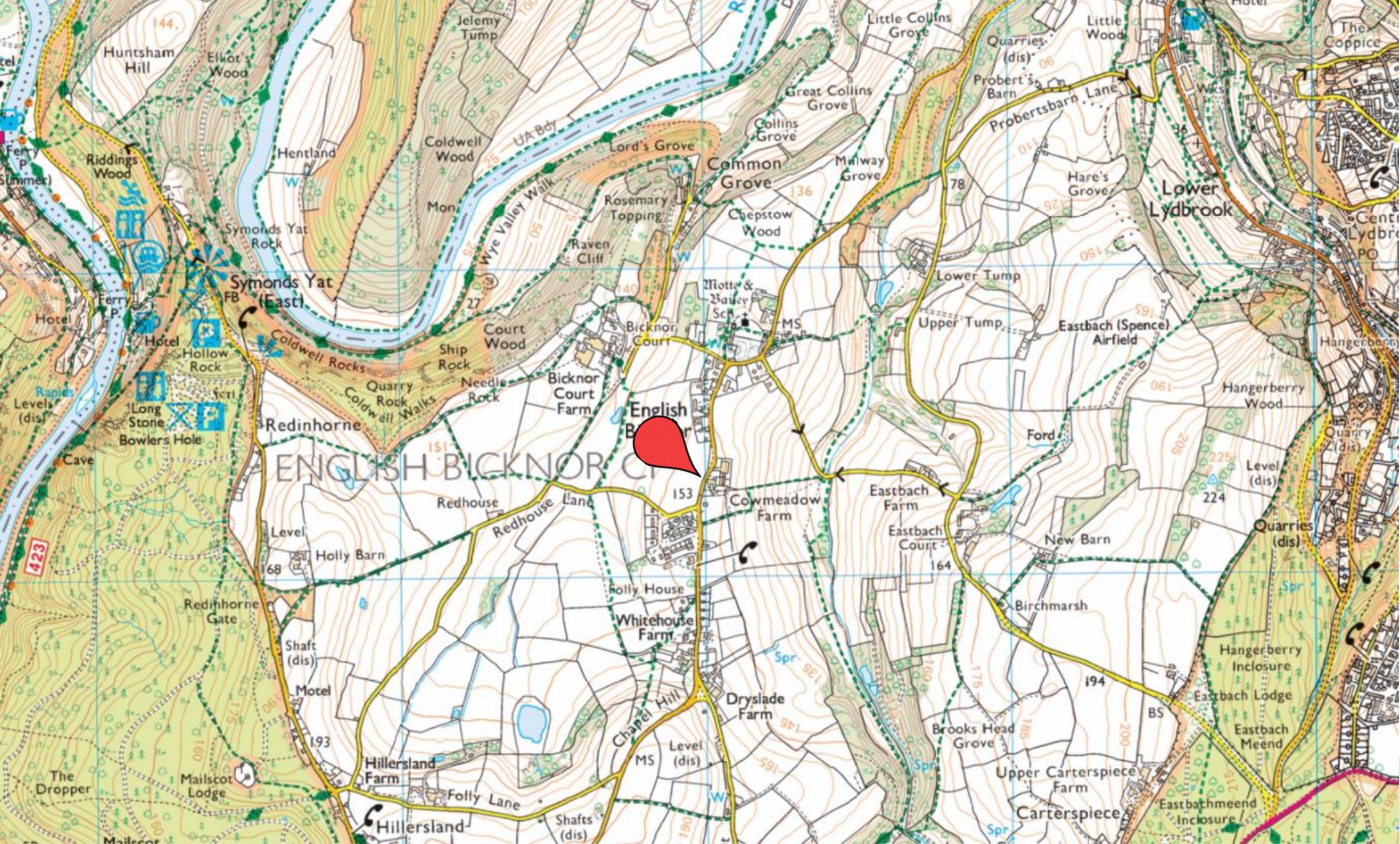
- Type of agreement
- Percentage - discount/share of proceeds
- Premium payment (s) to landowner
- Term (s) of agreement
- Any deductible costs and caps
- Minimum price per gross acre
- Confirmation of payment of landowner's professional fees

Offers should be received by Bruton Knowles by **Noon on Wednesday 15th May 2024** via email to Harry Breakwell: harry.breakwell@brutonknowles.co.uk

SUBJECT TO CONTRACT

APRIL 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.



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