

Highnam, Gloucestershire

RESIDENTIAL DEVELOPMENT PLOT AND ADDITIONAL LAND

BK

Bruton
Knowles

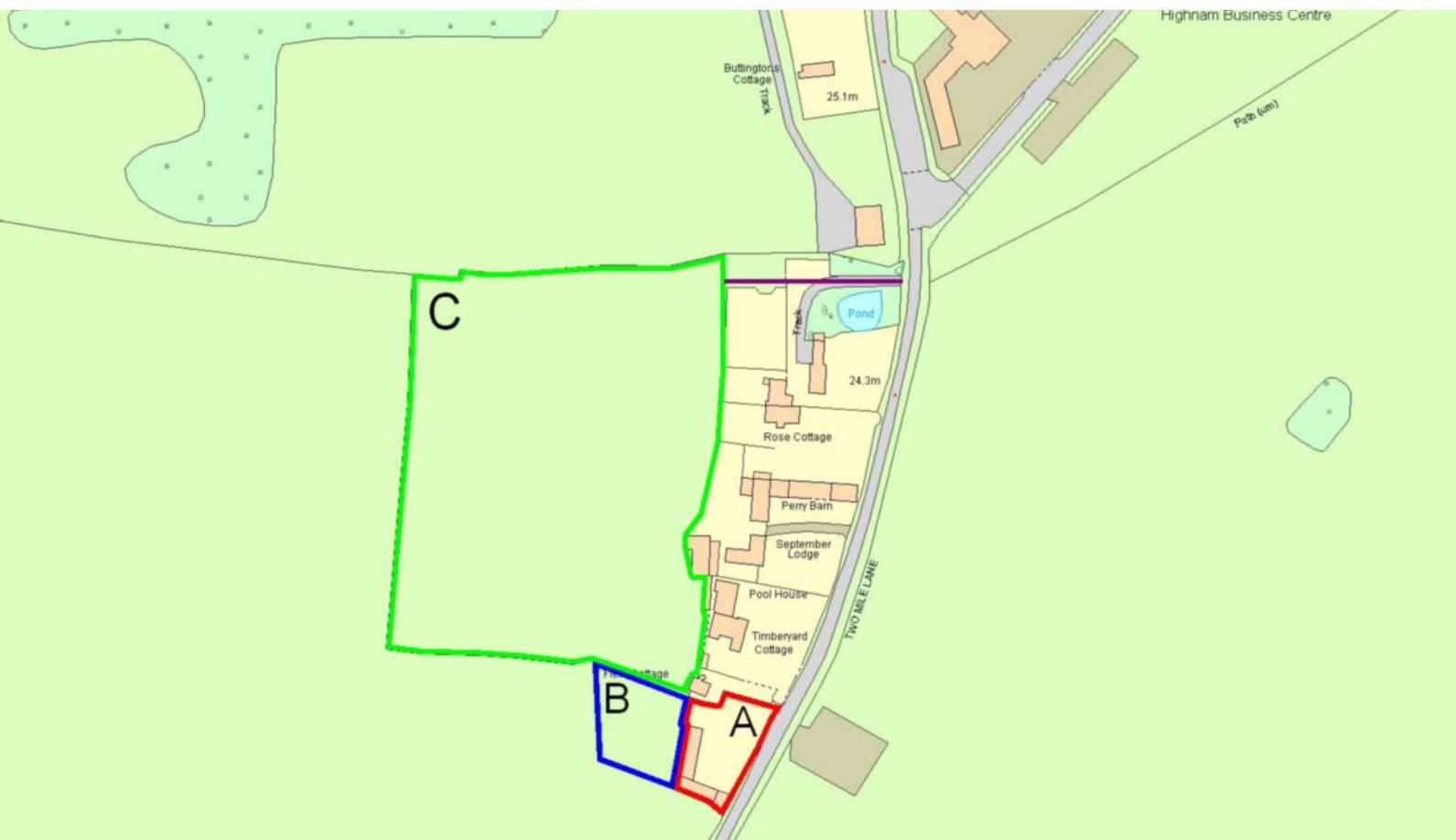
The Timber Yard, Two Mile Lane, Highnam, Gloucestershire GL2 8DW

LOT A: 0.1 HA (0.25 ACRES) WITH OUTLINE PLANNING PERMISSION FOR A SINGLE DWELLING

LOT B: 0.11 HA (0.27 ACRES) ADDITIONAL LAND POTENTIALLY AVAILABLE WITH LOT A

LOT C: 1.55 HA (3.84 ACRES) ADDITIONAL LAND POTENTIALLY AVAILABLE WITH LOTS A & B

For Sale By Informal Tender



Location

The plot is situated on Two Mile Lane to the western edge of the rural village of Highnam, approximately 3 miles to the west of Gloucester.

Highnam is located on the A40 connecting to the M5 and Cheltenham to the east and the Forest of Dean to the west. The B4215 provides connections to Newent and the M50 to the north.

Description

The site comprises a 0.25 acre road fronting former timber yard currently accommodating single storey commercial buildings.

Immediately to the rear of the plot is a further 4.11 acres of level agricultural land.

A right of way over the land indicated in purple on the attached plan, could be granted for access to Plot C.

Planning

Planning permission was granted for the 'demolition of the existing commercial buildings and the erection of 1 dwelling, (all matters reserved) on 16th June 2014 - ref: 14/00322/OUT.

The plans submitted with that application detailed a residential dwelling with a GIA of 241 sq m (2,594 sq ft) and garage 30 sq m (323 sq ft).

The local planning authority is Tewkesbury Borough Council and planning consent documents can be viewed at www.tewkesbury.gov.uk or Bruton Knowles upon request.

Terms

The site is available by Informal Tender, with unconditional offers invited for the three lots as follows:

- Lot A
- Lots A & B
- Lots A, B & C.

Offers are to be received at the offices of Bruton Knowles by Noon on Friday 31st October 2014. Offers should be submitted

either in writing in a sealed envelope or by email with all offers marked "For the attention of Harry Breakwell - Highnam".

A 'tender form' is available by email on request.

Tenure

Lot A: Freehold with vacant possession upon completion.

Lots B & C: Freehold with vacant possession at April 2015.

Guide Price

On application.

Services

We understand that mains water and electricity are connected to the property.

Note: None of the services mentioned in these particulars have been tested. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability for their requirements.

Rating and EPC Information

Further information from sole selling agent upon request.

VAT

The property is not elected for VAT.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

Viewing

The subject site can be viewed from the public highway. All on site viewings to be arranged with the sole selling agent.

Money Laundering

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations.

Sale Plan and Boundaries

The sale plan has been prepared for guidance only and no guarantee or warranty as to its accuracy is given or implied.

Subject to Contract

September 2014

