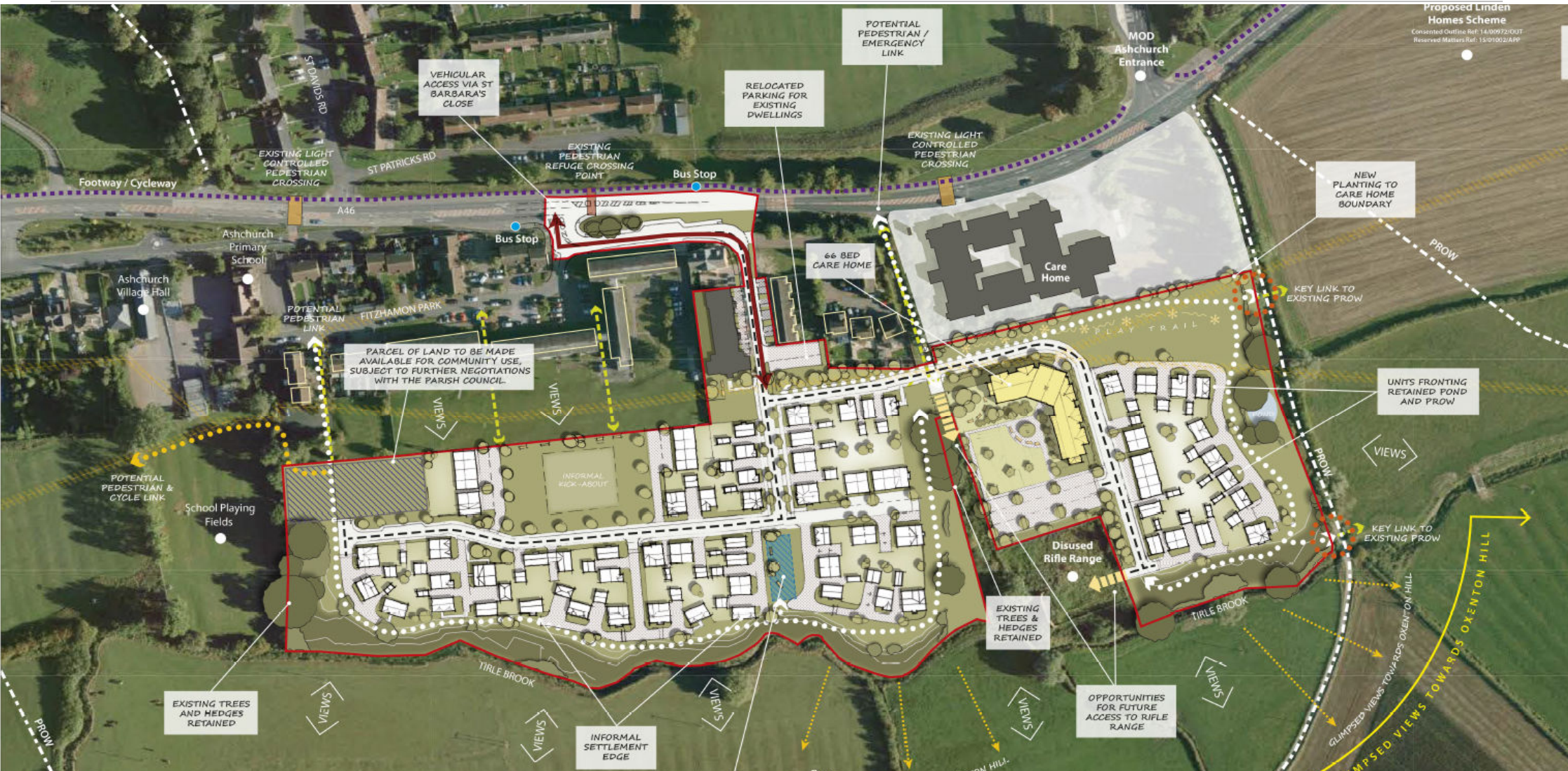


RESIDENTIAL & CARE DEVELOPMENT LAND

Ashchurch, Tewkesbury

Land at Fitzhamon Park, A46 Ashchurch Road, Ashchurch, Tewkesbury, Gloucestershire GL20 8LH

Outline Planning Permission* for up to 90 Dwellings with Care Home Plot offered in 3 Lots



Land South of A46 Ashchurch, Tewkesbury

LOCATION

The site is located close to the south of the A46 at Ashchurch east of Tewkesbury, adjacent to the settlement edge. To the east of the scheme is a Linden Homes development site, to the south open countryside and to the west school playing fields. Significant future residential development is proposed in the location with some 10,000 homes as a Garden Town. Transport links are very good with Junction 9 of the M5 Motorway located 0.7 miles to the west. Ashchurch Railway Station is located 0.3 miles to the north west.

DESCRIPTION

The 13.05 acre (5.28 Ha) site comprises a broadly level but irregular shaped parcel of agricultural land. The site is bound by hedgerows and vegetation to the east, south and west. To the north is St Barbaras Close, which is retained within the vendors ownership. Access is to be provided via the existing estate road off the A46. The site benefits from long reaching views over the surrounding countryside.

- **Lot A** - Phase 1 - Western Parcel - 8.3 Gross Acres (Edged Red). Circa 65 Units.
- **Lot B** - Phase 2 - Eastern Parcel - 3.25 Gross Acres (Edged Blue). Circa 25 units.
- **Lot C** - 66 Bed Care Home Plot - 1.5 Gross Acres (Yellow Edged)

PLANNING

*The land benefits from a Resolution to Grant Outline Planning Permission for the erection of up to 90 houses, a care home, community centre (now allotments) and associated works with all matters reserved (appearance, landscaping, layout, scale) except for means of access. The Local Planning Authority is Tewkesbury Borough Council and Application Ref: 18/00043/OUT.

PROPOSED SCHEME

- Up to 90 New Residential Dwellings (over the whole)
- 40% Affordable Housing (70% Affordable and Social Rent and 30% Intermediate).
- Community Facility Land – Now to be Allotments
- Existing parking to be re-located on the access road and transferred back to the vendor.
- Please Note: The scheme layout provided within these particulars is different to that consented as part of the Outline. The scheme layout is reserved for the Reserved Matters. A title restriction may delay the availability of Lots B and C. Please see the information pack for further details.

S.106 AGREEMENT / CIL

- Please see the data room for draft copies of the Tewkesbury Borough Council and Gloucestershire County Council Section 106 agreements.
- CIL at £207.46 per square metre (indexed up to 31/12/20).

SERVICES / ACCESS

Please see the data room for further information. The purchaser of Lot A is to provide access and service supplies to the boundary of both Lot B and Lot C within an agreed timescale.

ABNORMALS

The site is subject to an area of made up ground. An intrusive ground investigation report is provided in the online data room.

VAT

VAT will be chargeable on the purchase price.

TENURE

Freehold with vacant possession on completion.

TERMS

The site is offered For Sale by Informal Tender and unconditional offers should be submitted in accordance with the 'Financial Proposal Form' contained within the Data Room.

Offers should be received by Bruton Knowles prior to **Noon on Thursday 10th December 2020** and submitted by email to: scott.winnard@brutonknowles.co.uk

Developer interviews will be on the Tuesday 15th December.

LEGAL INFORMATION

The site is offered freehold with vacant possession. A professional fee undertaking of £20,000 plus VAT will be sought upon agreement of Heads of Terms.

VIEWING & FURTHER INFORMATION

The site can be viewed from the farm track. **Sat Nav: GL20 8LH**

A 'Data Room' has been prepared that provides detailed information on planning, ground investigations, topographical survey, ecology, drainage, drawings and other reports.

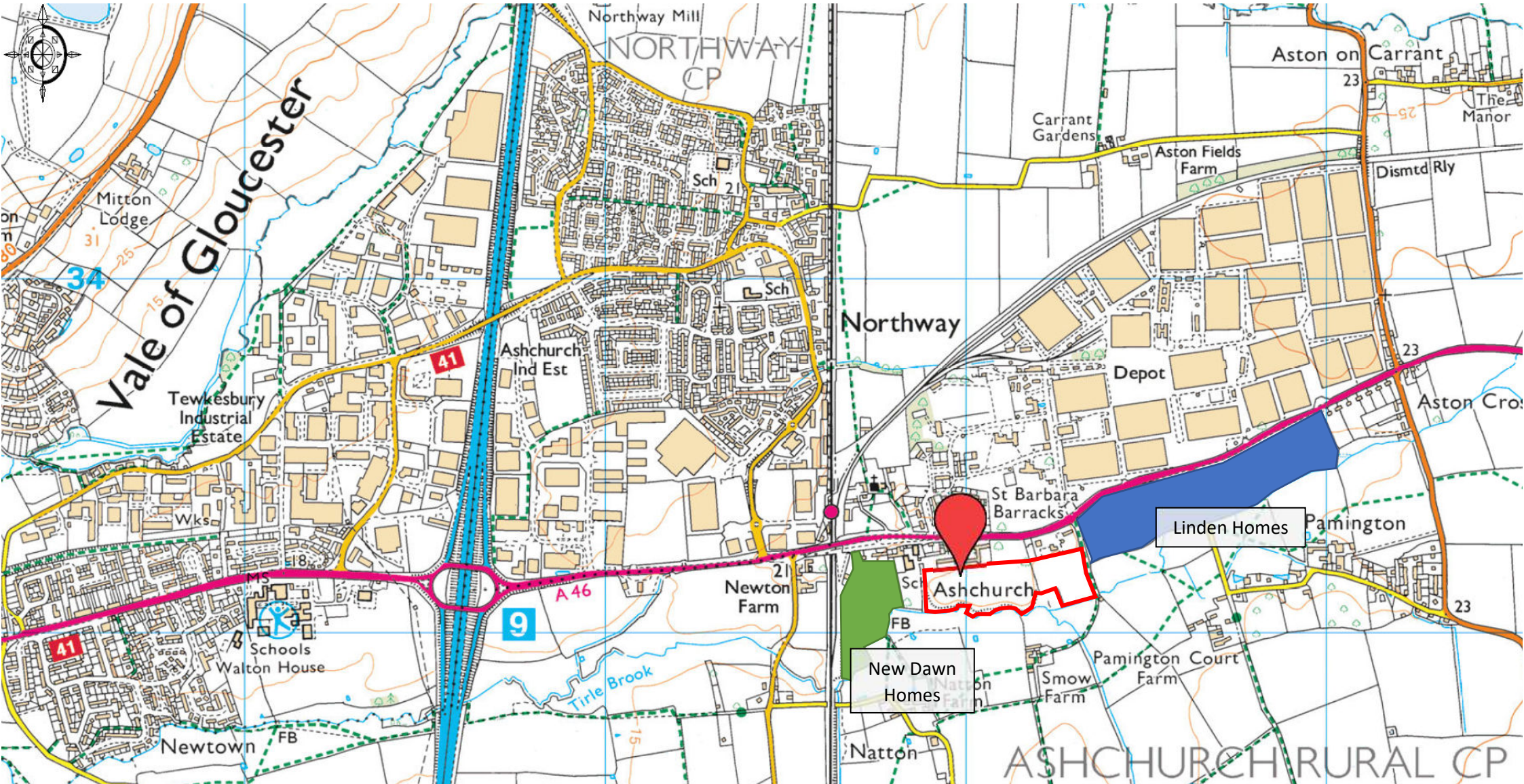
Please email william.matthews@brutonknowles.co.uk for further information.

SUBJECT TO CONTRACT – OCTOBER 2020



Greenfield Residential Development Site





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