

FOR SALE - RESIDENTIAL DEVELOPMENT LAND

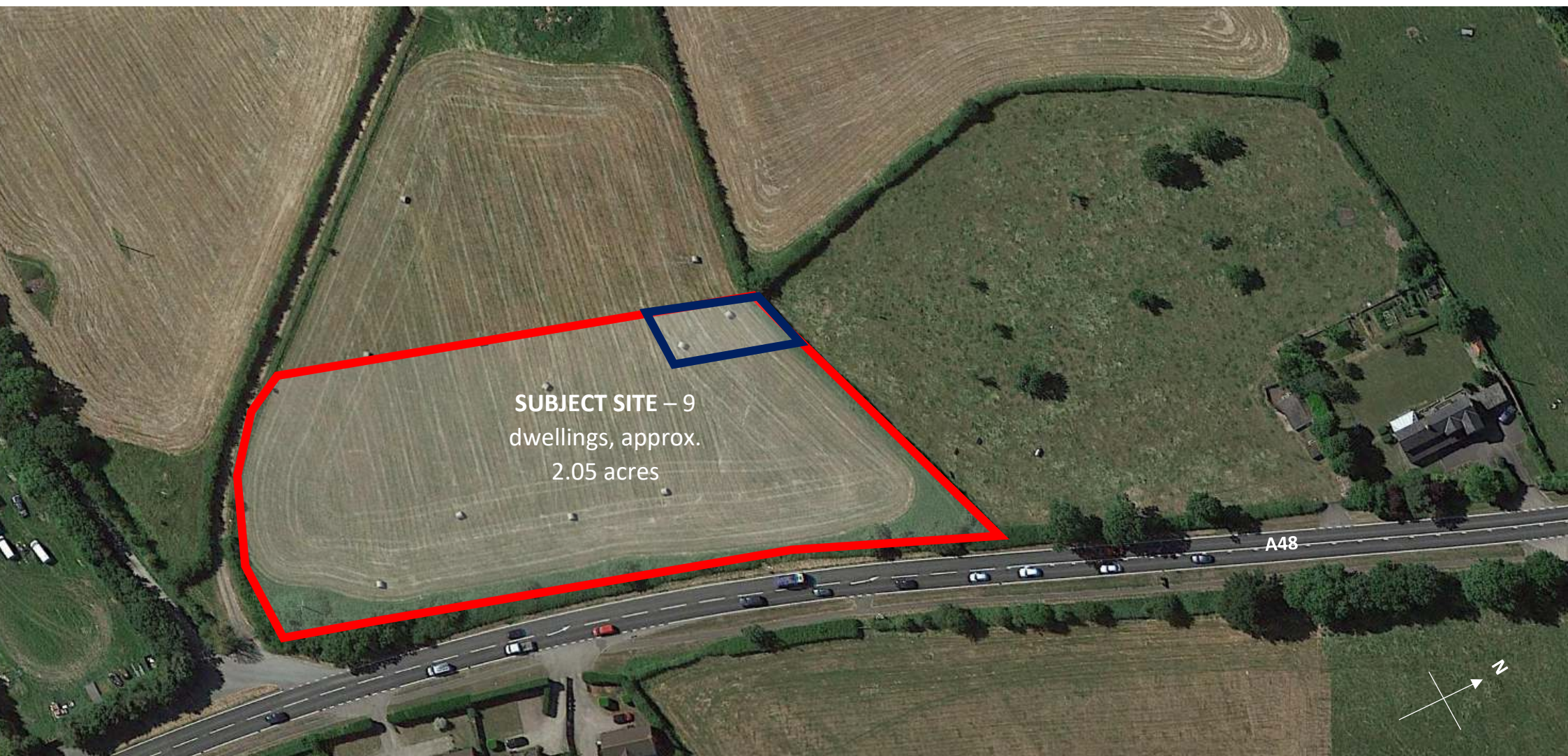
**BK** Bruton  
Knowles

est.1862

## Land at Hectors Farm, Minsterworth

Land at Hectors Farm, Minsterworth, Gloucestershire, GL2 8JG

Reserved Matters Approval for 9no. dwellings – Approximately 2.05 Acres (0.83 Ha)





## LOCATION

The site is located to the northern edge of the village of Minsterworth, to the north of Hygrove Lane, approximately 4 miles to the west of Gloucester.

The site is located off the A48 which is a primary transport corridor that links Gloucester to the Forest of Dean.

The nearby city of Gloucester provides an extensive range of services and amenities including a national railway service with trains running to London Paddington in under 2 hours.

## DESCRIPTION

The site comprises approximately 2.05 acres of agricultural land to the north of the village of Minsterworth and adjacent to an area of linear development along the main road (A48).

The topography of the land, which is laid out as grass, is generally flat and contained by a track road to the south west that provides access to Hectors farm and hedgerows to the north and east. The eastern boundary hedgerow runs parallel with the A48, where a new vehicular access is proposed.

The masterplan for the proposed scheme shows a low density scheme of up to 9 four bed detached properties.

The landowner is to retain a small parcel of land as edged in blue on the attached plan, and reserve a vehicular right of way through to the land to the west, via the amended vehicular access point to the north of the site.

## PLANNING

The site benefits from Reserved Matters approval for the erection of 9 detached units.

The local planning authority is Tewkesbury Borough Council.

- **20/00252/APP** Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) for the erection of 9 no. dwellings and vehicular access. Approved 19<sup>th</sup> August 2020.
- **17/00510/FUL S73** application to vary conditions 10 and 12 (details of access) of planning permission (16/00670/OUT). Permitted 6<sup>th</sup> July 2017. This revision related to a new vehicular access being granted off the A48.

There are no S.106 contributions, CIL contributions or affordable housing provisions required.

## PROPOSED SCHEME

The latest Reserved Matters Layout Plan Ref: 20/00252/APP Rev (12.07.20) provides for 9 units. There are 4 units types proposed to include 3 and 4 bedroom houses of varying sizes.

House Type	Sq.ft	No. of Units
3 Bed House	1,141	3
3 Bed House	1,186	1
4 Bed House	1,186	2
4 Bed House	1,261	3
<b>Total</b>	<b>9,503 Sq.ft</b>	<b>9</b>

## SERVICES

We understand that mains services are available for connection within the vicinity of the site. Purchasers should satisfy themselves as to services, we have not carried out any tests in this regard.

Drainage design has been approved (planning ref: 20/00247/FUL) for the site and land adjacent at Appithorne, which has detailed permission for 5 detached units

## TENURE

Freehold with Vacant Possession.

## GUIDE PRICE

The guide price is £800,000.

Unconditional offers are invited and are to be submitted to [harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)

## LEGAL INFORMATION

Each party is responsible for their own legal costs incurred in this transaction. There will be a legal undertaking required from the Purchaser, in the event the Purchaser withdraws, after Heads of Terms are agreed.

## VAT

VAT will not be chargeable on the purchase price.

## VIEWING & FURTHER INFORMATION

The site can be viewed via two metal gates immediately off Hygrove Lane to the south eastern corner of the consented land. Interested parties viewing the site must be in possession of a copy of these particulars. Please note interested parties viewing unaccompanied do so at their own risk.

## SUBJECT TO CONTRACT

## SEPTEMBER 2020



# Land at Hectors Farm, Minsterworth, Gloucestershire







## CONTACT

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

Harry Breakwell BSc (Hons) MSc MRICS  
01452 880161  
[harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)

Jack Mouldsdale BSc (Hons)  
07395 887390  
[jack.mouldsdale@brutonknowles.co.uk](mailto:jack.mouldsdale@brutonknowles.co.uk)

**BK**

**Bruton  
Knowles**

est.1862

**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 passed any services, equipment or fixtures. Purchasers or lessees must satisfy themselves by inspection or otherwise.