

FOR SALE - RESIDENTIAL DEVELOPMENT LAND

**BK** Bruton  
Knowles

est.1862

## Land at Appithorne, Minsterworth

Land at Appithorne, Minsterworth, Gloucestershire, GL2 8JG

Reserved Matters Approval for 5no. dwellings – Approximately 0.99 Acres (0.4 Ha)



Subject Site - Reserved  
Matters Approval for  
5no. Dwellings

Adjoining Site -  
Reserved Matters  
Approval for 9no.  
Dwellings

A48



# Land at Appithorne, Minsterworth, Gloucestershire

## LOCATION

The site is located to the northern edge of the village of Minsterworth, to the north of the A48, a primary transport corridor that links Gloucester to the Forest of Dean. The site is situated approximately 4 miles to west of the city of Gloucester which 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 0.99 acres of grazing land adjoining the large detached dwelling named 'Appithorne', situated 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 to grass, is generally flat and delineated by hedgerows and mature trees. The eastern boundary hedgerow runs parallel with the A48, where a new vehicular access is proposed.

The masterplan for the proposed scheme allows for a low density scheme of 5no. detached dwellings.

## PLANNING

The site benefits from Reserved Matters approval for the erection of 5no. detached units with all dwellings to be served off a single internal roadway through the boundary hedge.

The local planning authority is Tewkesbury Borough Council.

- 20/00257/APP Approval of Reserved Matters (appearance, landscaping, layout and scale) for the erection of 5 dwellings and associated vehicular access. Approved 5<sup>th</sup> August 2020.

There are no S106 contributions, CIL contributions or affordable housing provisions required.

## PROPOSED SCHEME

The Reserved Matters Illustrative Layout Plan Ref: 20/00257/APP provides for 5 units. There are 2 house types proposed, to include a 3 bed detached dwelling and a larger 4 bedroom dwelling with a single garage.

House Type	Sq.ft	No. of Units
3 Bed House (T3)	1,141	3
4 Bed House (T4)	1,630	2
<b>Total</b>	<b>6,683</b>	<b>5</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 to the west which has detailed permission for 9 detached units.

## TENURE

Freehold with Vacant Possession.

## GUIDE PRICE

The guide price is £475,000.

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 the metal gates immediately off the A48 to south eastern corner of the consented land.

Interested parties viewing the site must be in possession of a copy of these particulars. Viewing must be by prior appointment.

## SUBJECT TO CONTRACT

SEPTEMBER 2020

# Land at Appithorne, Minsterworth



**Important Notice:** Bruton Knowles is not authorised to make or give any representations or warranties in relation to this property. Bruton Knowles does not accept 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.





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