FOR SALE - RESIDENTIAL DEVELOPMENT LAND



Land at Appithorne, Minsterworth

Land at Appithorne, Minsterworth, Gloucestershire, GL2 8JG

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



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 5th August 2020.

There are no \$.106 contributions CIL contributions or affordable housing provisions requied.

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
Total	6,683	5

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 permision for 9 detached units.

TENURE

Freehold with Vacant Posession.

GUIDE PRICE

The guide price is £475,000.

Unconditional offers are invited and are to be submitted to 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

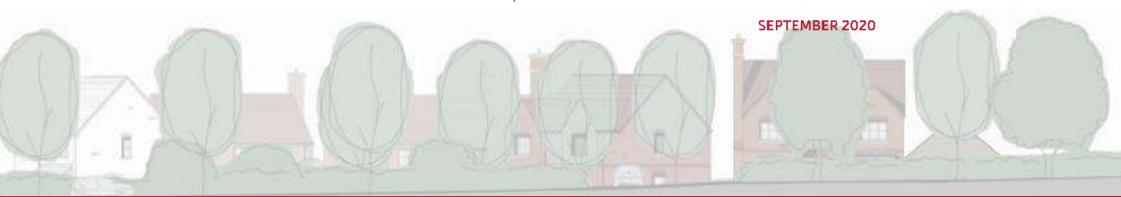
VAT will not be chargeable on the purchase price.

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



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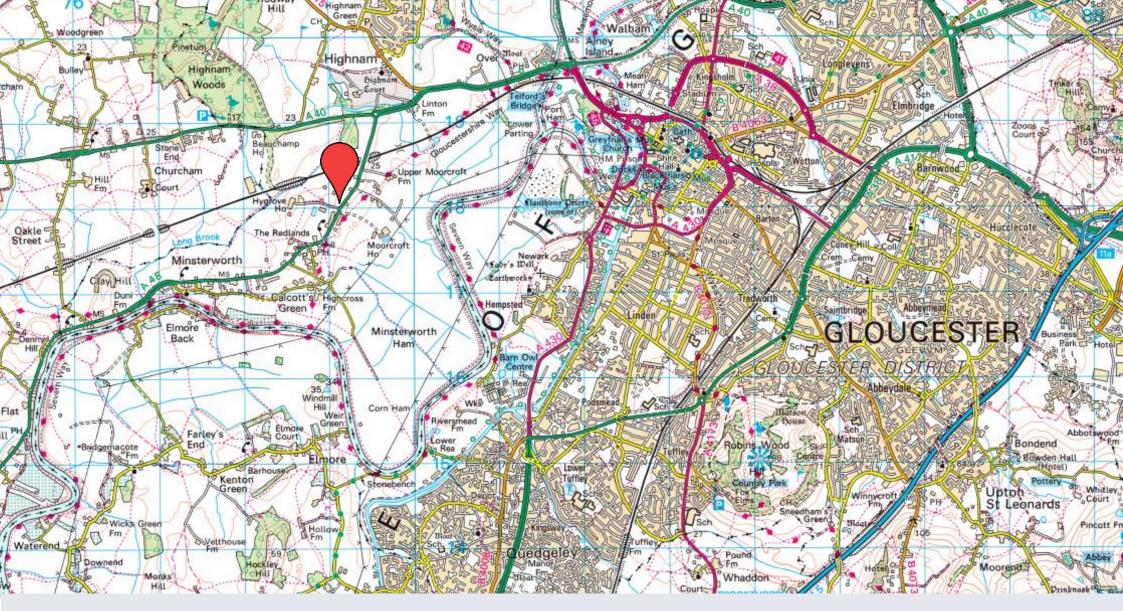








Important Notice: Bruton if Grewled is not authorized to make for give any expressionations or warrant coin relation to the property. If, ton finewise assumes he responsibility for any cradement first may be unade in these darbiculars. The carribulars do not form part or part of control take in later not be relied upon as cathermans of text, the text, photographs, imposurements and any plans are for guidant deiny. Bruton foreviewes has not tested any services, eq. pment on tac tribs. Purchasers or lesses must satisfy themselves by insensiting or or or now ex-



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