

# RESIDENTIAL DEVELOPMENT LAND

## Naas Lane, Gloucester

Land Adjoining Naas Lane, Naas Lane, Quedgeley Gloucester GL2 2FU

Resolution to Grant Outline Planning Permission for up to 97 Dwellings within 10.28 Acres (4.16 Hectares)





# Land at Naas Lane, Quedgeley, Gloucester, GL2 2FU

## LOCATION

The site is located to the south eastern edge of Gloucester, close to the M5 Junction 12 and south of Huntsgrove. To the east the site is bounded by the main Gloucester to Bristol railway line. The north of the site is defined by Naas Lane and Dimore Brook. To the south west is the residential development at Hunts Grove and to the west are existing residential houses.

## DESCRIPTION

The site comprises a broadly rectangular shaped parcel of agricultural land. The site is bounded by field hedgerows with an existing field gate into the site from Naas Lane and is a generally flat, undeveloped greenfield site. The application site also includes a thin strip of land extending north of Dimore brook running to Naas Lane between the car park for SMH Fleet Solutions and the Fosters Poultry site, shown in Purple. Vehicular access to the site is currently limited to a single field gate off Naas Lane. There are two unsurfaced Public Rights of Way that cross the site. Quedgeley Footpath 19 runs east to west adjacent to Dimore Brook and Quedgeley Footpath 20 which runs north to south through the site parallel to the railway line.

- Up to 97 Residential Units
- 10.28 Acres (4.16 Hectares)

## PLANNING

**18/01228/OUT** - The erection of up-to 97 dwellings together with access from Naas Lane, provision of Green Infrastructure including surface water attenuation and play space and other related infrastructure including foul water pumping station and vehicular access to 2 Brooklyn Villas. The Local Planning Authority is Gloucester City Council.

## PROPOSED SCHEME

The Illustrative Masterplan provides for up to 97 dwellings as well as areas of public open space, footpath, foul water pump station, LEAP/MUGA, green infrastructure and an attenuation basin. It is proposed to provide a mix of dwelling types from 1 bed apartments to 5 bedroom houses with a variety of house types from detached and semi-detached housing to smaller groups of terraced houses. Of the 97 dwellings, 73 are proposed as open market with 24 units (25%) of the development proposed as affordable housing. Sustainable Urban Drainage Systems are proposed to provide both wet and dry attenuation. The scheme is to include a LEAP and MUGA.

## SECTION 106 SUMMARY (Please see data room for draft S.106)

The S.106 agreements for the site are currently under negotiation. Please refer to the committee report in the data room for the likely planning conditions and financial contributions. Pertinent points for consideration are as follows:

- 25% Affordable Housing
  - 75% Affordable Rent
  - 25% Shared Ownership
- Sports Facilities -£373,163.37
- Education - Early Years - £439,148.10
  - Primary - £600,169.07
  - Secondary - £623,644.04
- Library Resource - £19,012

## COMMUNITY INFRASTRUCTURE LEVY - CIL

A CIL rate of £45 per square metre will be sought against the open market units. Rate subject to indexation. Please see the Gloucester City CIL Charging Schedule.

## SERVICES

A Utilities Assessment has been commissioned by the promoter. A copy of this is provided within the Data Room.

## TERMS

The site is offered For Sale by Informal Tender. Unconditional Offers are invited on the Outline Consent. Tenders should be submitted to Scott Winnard by post or by email on:  
[scott.winnard@brutonknowles.co.uk](mailto:scott.winnard@brutonknowles.co.uk)

Bids should be in accordance with the 'Financial Proposal Form' contained within the Data Room, and be received by Bruton Knowles prior to **Noon Thursday 26<sup>th</sup> November 2020**. For shortlisted bidders, interviews are expected to be held on Wednesday 2<sup>nd</sup> December 2020.

## VAT

VAT will be chargeable on the purchase price.

## LEGAL INFORMATION

The site is offered Freehold with Vacant Possession. A professional undertaking of £20,000 Plus VAT for vendors professional costs will be required.

A ransom strip will be retained along the western boundary. The purple land north of the site contained within the title will be retained by the vendors but an easement will be granted to the purchaser for laying utilities.

## VIEWING & FURTHER INFORMATION

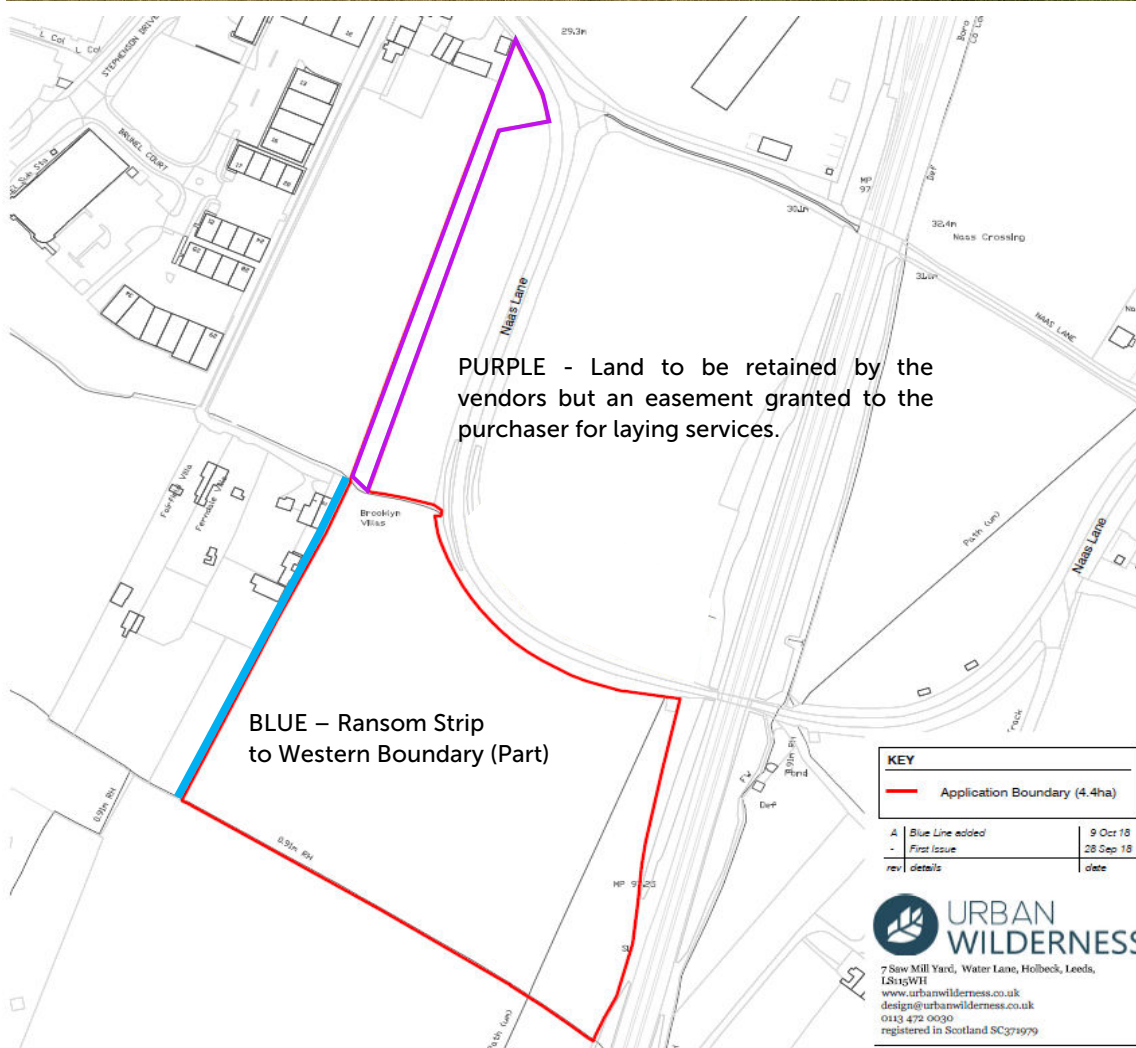
The site can be viewed from the farm gateway access point off Naas Lane by appointment only. A 'Data Room' has been prepared that provides detailed planning and technical information, to include a ground investigation report. For access please email:

[william.matthews@brutonknowles.co.uk](mailto:william.matthews@brutonknowles.co.uk)

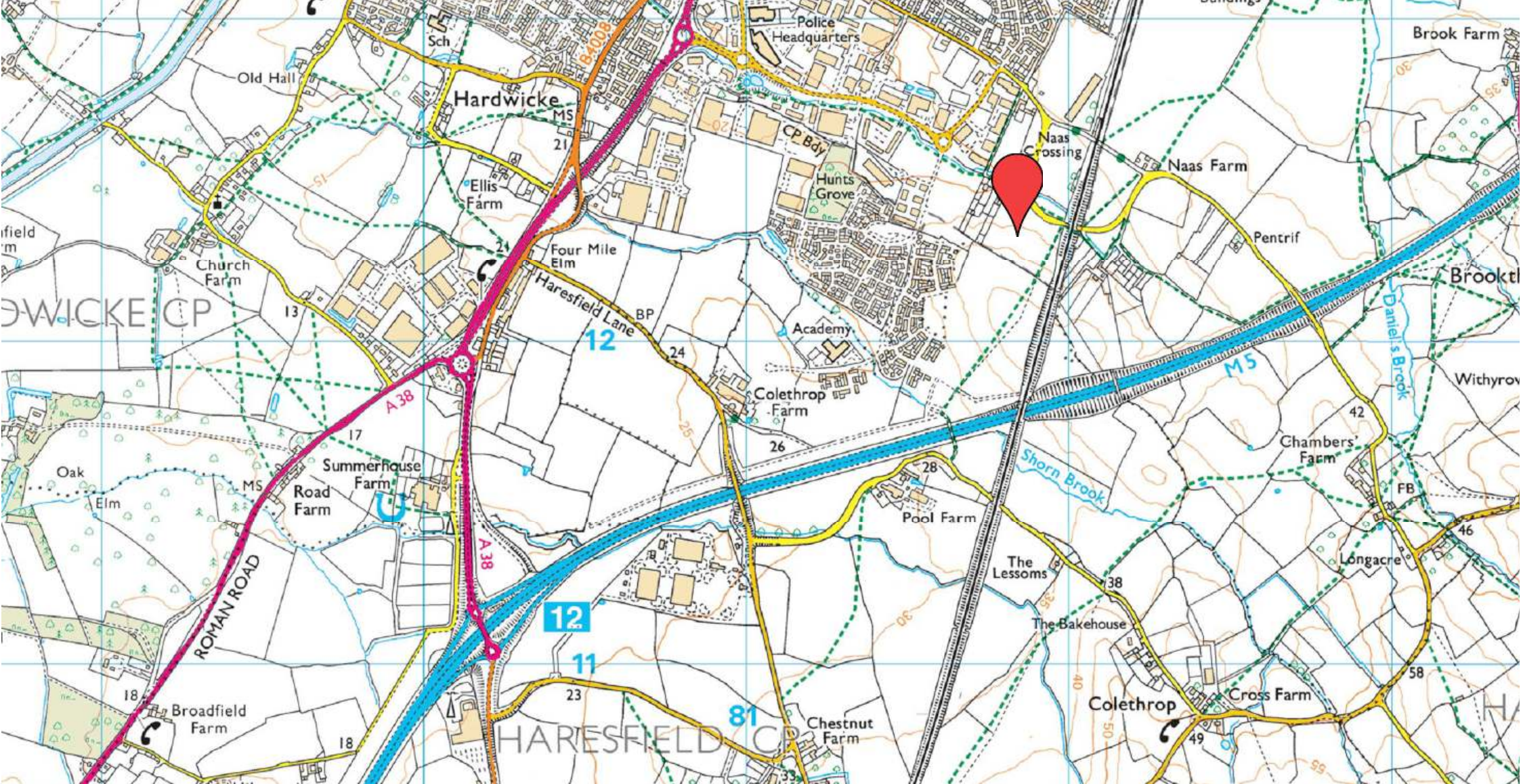
**SUBJECT TO CONTRACT SEPTEMBER 2020**











## CONTACT

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

Scott Winnard BSc (Hons) MRICS  
01452 880187  
[scott.winnard@brutonknowles.co.uk](mailto:scott.winnard@brutonknowles.co.uk)

William Matthews BSc (Hons) MRICS  
01452 880152  
[william.matthews@brutonknowles.co.uk](mailto:william.matthews@brutonknowles.co.uk)



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