

# STRATEGIC DEVELOPMENT LAND



## Cam, Dursley

Land on the North West Side Of Upthorpe, Cam, Dursley, GL11 5HR

For Option / Promotion Agreement – Extending to a total of 36.11 Acres (14.61 Hectares)





# Land on the North West Side of Upthorpe, Cam, Dursley

## LOCATION

The site is located near to the village of Cam and town of Dursley. Transport links include the nearby Cam and Dursley railway station. There are several bus stops located within close proximity of the site providing links to Cheltenham, Gloucester, Bristol, Dursley and Stroud. The M5 motorway is located a short distance to the north west of the site, with Junctions 13 and 14 accessible via the A38. Amenities are well provided for locally.

**Cam Railway Station – 1.7 miles**  
**M5 Junction 13 – 6.0 miles**  
**Dursley Town Centre – 2.1 miles**

**Directions:** From Junction 13 of the M5, head north west via the A419 to the A38 Bristol Road. Head South to Slimbridge Roundabout, then take the A4135 south towards Cam and Dursley. Once you have reached Cam High Street and the Tesco Superstore, continue onto Chapel Street which bears round onto Station Road. Continue and turn left onto Upthorpe Road. Continue 0.3 miles until you reach the farm gateway on your left. Postcode is GL11 5HR.

## DESCRIPTION

The site comprises agricultural land. Access to the land is provided along Upthorpe Road via an established gateway.

- Extending to approx. 36.11 Acres
- Approximately 11.30 acres within PS25.
- Good Transport Links – By Rail and Road
- Attractive Edge of Settlement Location.

## ACCESS

Access will be required from the 'unallocated' land.

Upthorpe Road is a rural lane, leading to Station Road in Cam, with a 30mph speed limit. Adequate visibility appears achievable. Within the site there are two existing footpaths with linkage back to Cam and the railway station.

## PLANNING

The subject site is situated within the planning jurisdiction of Stroud District Council. Current Planning Policy is covered by the 2015 Local Plan. The District Council are now reviewing the current Stroud District Local Plan. The emerging strategy paper from November 2018 designated Cam as a Tier 1 settlement. Cam is a very large settlement (second largest population after Stroud). Cam and Dursley are adjacent settlements and their combined population (14,800+) makes this a significant conurbation and an important second focus for the District. The preferred direction for housing growth in landscape terms is to the land north and east of the settlement.

The subject site is partially located within a draft allocation identified as "PS25 East of River Cam" for up to 180 dwellings and associated community and open space uses. The adjoining land is partially within an alternative site location for development. Access should be provided along Upthorpe Road, if supported by highways. The site benefits from not being located within a flood zone of having a sensitive landscape designation. Cam and Dursley are identified as emerging strategic locations for future growth. The next stage in the Emerging Strategy is the "Pre-submission consultation" in Spring 2021. It is anticipated that the new local plan will be adopted by Summer 2022.

## CAR PARKING LAND

A separate landowner has 3.61 acres of land positioned next to Cam Train Station to the north of the subject land. This land could be utilised for car parking to negate current parking on highway verges and local highway problems. A plan is provided on the following page, outlining the land in blue.

## TERMS

Option / Promotion agreement terms are invited for each parcel, if the car parking land is considered helpful to the wider application land. Please specify the following when bidding;

- Premium – deductible, but non returnable
- Duration of term(s)
- Percentage of Market Value/Sales Proceeds to be returned to landowner
- Are promotion costs deductible / not.
- Minimum price per gross acre

Confirmation that landowners reasonable legal and agent fees will be met by the Developer/Promoter.

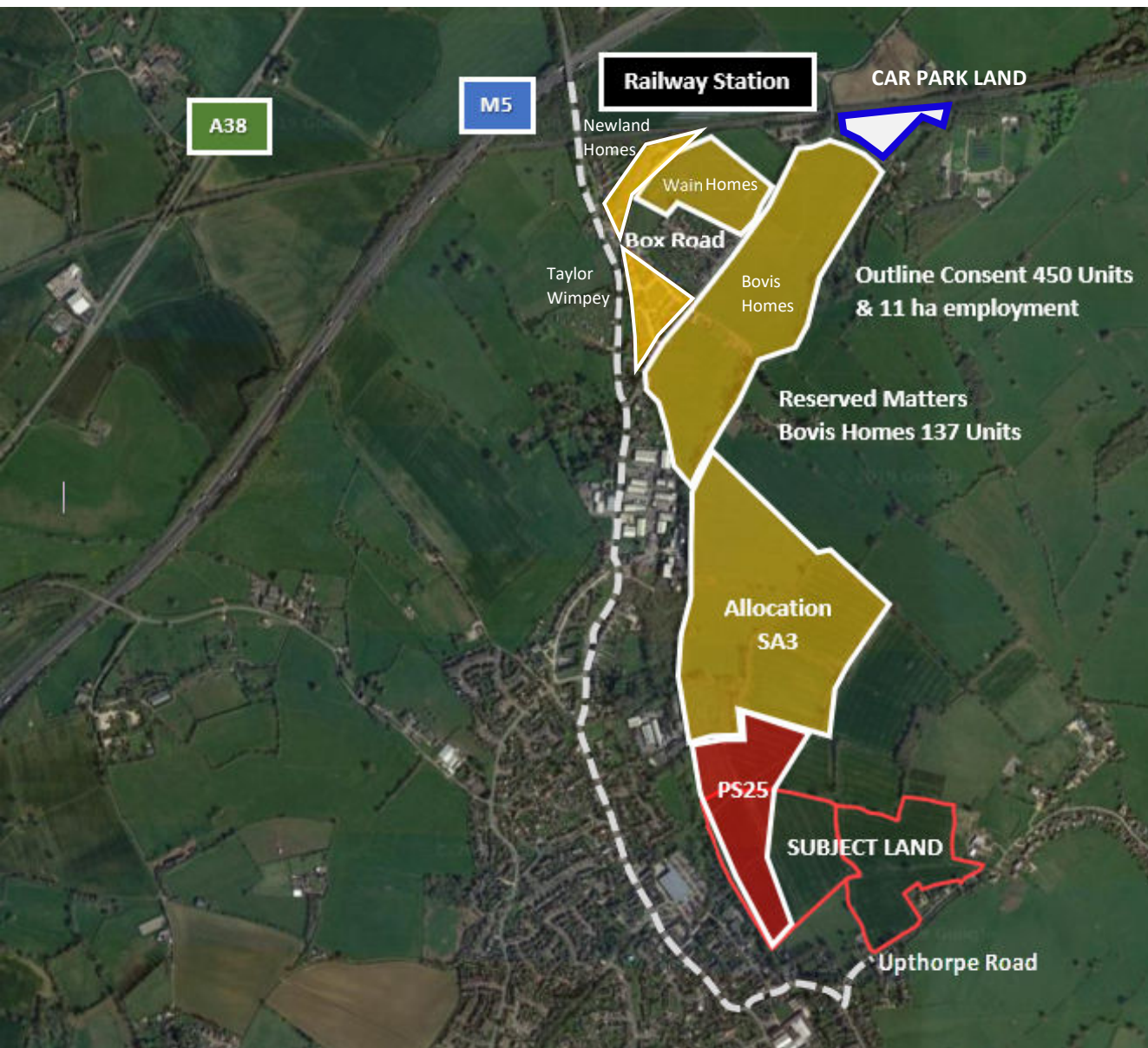
Proposals are to be received by Noon Wednesday 20<sup>th</sup> January 2021.

## VIEWING

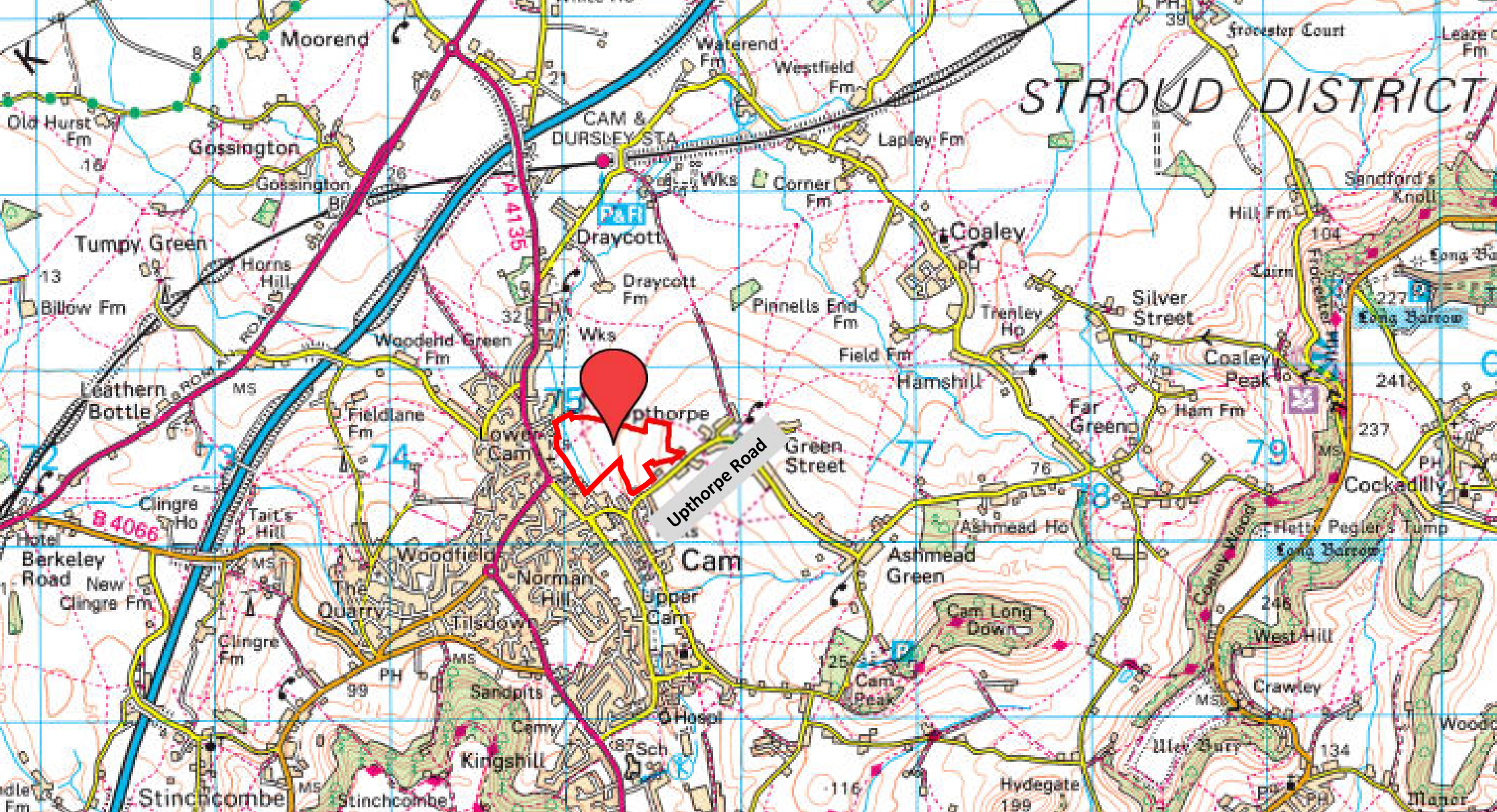
The site can be viewed from the existing gateway.

# Inviting Option or Promotion Agreement Terms

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