

FOR OPTION/PROMOTION ONLY

BK

Bruton
Knowles

est.1862

Land at Bredons Hardwick

Land at Great Piece, Hardwick Bank Road, Bredons Hardwick, Tewkesbury, GL20 7ED

Approximately 7.28 Acres (2.95 Ha)

Proposed
Allocation for
further 500 units
included within
SWDP NEW EDGE3

Land at
Mitton -
Pending
Outline
Application
for 500 units
within SWDP
NEW EDGE3

Plan is indicative

M5

M5 J9

Ashchurch

Ashchurch
Train
Station

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LOCATION

The site is located in the hamlet of Bredons Hardwick, lying a few miles north of Tewkesbury Town Centre and the residential areas of Mitton and Ashchurch. The immediate area benefits from a public house, water park and café, with further range of amenities such as shops, schools and employment opportunities provided via Tewkesbury and Ashchurch.

The area is very well connected with Junction 9 of the M5 located a short distance to the south of the site. Local and national links are also provided through the nearby Ashchurch Train Station, located on the main Bristol to Birmingham line.

- Ashchurch/ Train Station - 1.5 miles
- M5 Junction 9 – 1.8 miles
- Tewkesbury – 2 miles
- Cheltenham – 10 miles

DESCRIPTION

The site is relatively level and extends to approximately 7.28 acres and is currently pasture. The southern boundary of the subject land is defined by Hardwick Bank Road which leads to Ashchurch to the south east and Tewkesbury Road (B4080) to the west. The eastern and western boundaries are bordered by residential dwellings, with agricultural land to the northern boundary which is delineated by mature trees and a hedgerow.

The site currently benefits from an existing access onto the Hardwick Bank road that has good visibility in both directions.

PLANNING

The subject site is situated within the planning jurisdiction of Wychavon District Council.

The site has been submitted for the South Worcestershire Development Plan Review (SWDPR), however is yet to be assessed in the Strategic Housing and Employment Land Availability Assessment (SHELAA).

Current Planning Policy is covered by the South Worcestershire Development Plan (2016) which also covers the Malvern Hills and Worcester City areas. This plan is currently undergoing a review process that started in late 2017. The next stage in the review process is the "Additional Preferred Options Consultation" in Spring 2021. It is anticipated the new Local Plan will be adopted by Spring 2023.

Gloucester Cheltenham and Tewkesbury's Joint Core Strategy (2017) Duty to Cooperate Commitment of 500/1000 dwellings included within the SWDP NEW EDGE3 and is identified in the area shaded blue, where an outline application is currently pending. The other 500 dwellings included within the proposed allocation SWDP NEW EDGE3 is highlighted in orange.

Environment Agency Flood Risk mapping for land-use planning, indicates that the site is not at risk of flooding and is in flood zone 1.

There are no heritage assets located in close proximity to the site and the site is not located within the AONB, Greenbelt or within any other sensitive landscape designations.

SERVICES

Parties should satisfy themselves as to services, we have not carried out any tests in this regard.

VIEWING

The site can be viewed from the existing gateway.

TERMS

The site is available for an Option or Promotion agreement.

Parties are invited to submit terms on the following basis:

- Percentage - discount/share of proceeds
- Term of agreement/Longstop
- Any deductible costs and caps
- Minimum price per gross acre
- Premium to landowner
- Confirmation of payment of landowner's legal and agent fees.

Offers should be received by Bruton Knowles via email to richard.brogden@brutonknowles.co.uk

SUBJECT TO CONTRACT

FEBRUARY 2021

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 tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.



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