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## RESIDENTIAL DEVELOPMENT OPPORTUNITY

Land and Buildings at the Former George Inn, Stars Pitch, Mitcheldean, GL17 0BP

[www.brutonknowles.co.uk](http://www.brutonknowles.co.uk)

**CODE 5155**



# FOR SALE - Residential Development Opportunity

Land and Buildings at the Former George Inn, Stars Pitch, Mitcheldean, GL17 0BP.

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## Planning Permission for sheltered housing scheme comprising 28 new build apartments and 3 cottages

### LOCATION

The site is located in the small town of Mitcheldean, to the east of the Forest of Dean, some 12 miles west of Gloucester. Transport links to the location are good with the M50 motorway accessible at Ross and the A40 at Huntley. The nearest railway stations are at Lydney and Gloucester, but there are bus connections to neighbouring and higher order settlements. Mitcheldean provides for a range of amenities to include a high street, pubs, restaurants, supermarket, pharmacy and schools.

- Cinderford – 3.9 miles
- Gloucester – 12 miles
- Monmouth – 13.5 miles

### SUBJECT SITE

The site comprises a former inn with associated outbuildings and parking areas. The property is dilapidated and has been vacant for some years. The site is broadly 'T' shaped with long prominent road frontage along Stars Pitch/The High Street. External areas to the east of the buildings and to the south are situated adjacent to the rear gardens of residential dwellings. The site is gently sloping from east to west down to established dropped kerbs from the main road. The pavement runs alongside the western road boundary. Buildings on site comprised a large three storey Victorian style former dwelling which has now been demolished following a fire. Outbuildings comprise two large historic stone built barns which are adjoined by a small lean-to. Boundaries are currently Heras fenced.

- Site Area – Approximately 0.73 Acres (0.30 Ha) approx.
- Potential for a Range of Uses (Subject to Planning)
- Residential Planning Consents

### PLANNING APPROVALS

The Local Planning Authority is the Forest of Dean. The site is subject to a number of planning consents and adopted planning designations.

- **P1849/14/OUT**- Outline application for category 2 sheltered housing comprising 28 new build apartments with residents lounge, refuse and cycles stores, parking and revised access from Stars Pitch. Demolition of The George Inn. Due to lapse in February 2021.
- **P1106/18/APP** - Application for Approval of Reserved Matters (Layout, access and landscaping) and the discharge of conditions 02 (foul and surface water drainage), 03 (vehicular parking details), 04 (landscaping) and 18 (visibility splays) of planning permission P1849/14/OUT. Due to lapse in February 2021.
- **P1104/18/FUL** - Conversion of existing outbuildings into 3 cottages (part of redevelopment for the whole site). (Re-submission **P1546/14/FUL**). Approved. Due to lapse in February 2022.

Planning policy relating to the subject site is contained within the Forest of Dean Adopted Local Plan 2006-2026. The site is allocated for 18 dwellings (mix of flats and houses) under AP96 pg 236.

### SERVICES

We understand that mains services are available for the connection within the vicinity of the site. Purchasers should satisfy themselves as to services, we have not carried out any tests in this regard.

### TENURE

Freehold with Vacant Possession Upon Completion.

### METHOD OF SALE

The property is For Sale by Private Treaty. The Guide Price is £400,000 Offers should be submitted to William Matthews by email to:

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

### LEGAL

Each party is to bear their own legal costs incurred with this transaction.

### VAT

The property has not been elected for VAT.

### VIEWING & FURTHER INFORMATION

Viewings are strictly by prior arrangement with Bruton Knowles. An online data pack has been prepared containing all relevant documentation and plans. Please contact us for further information.

### SUBJECT TO CONTRACT

### APRIL 2021



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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