

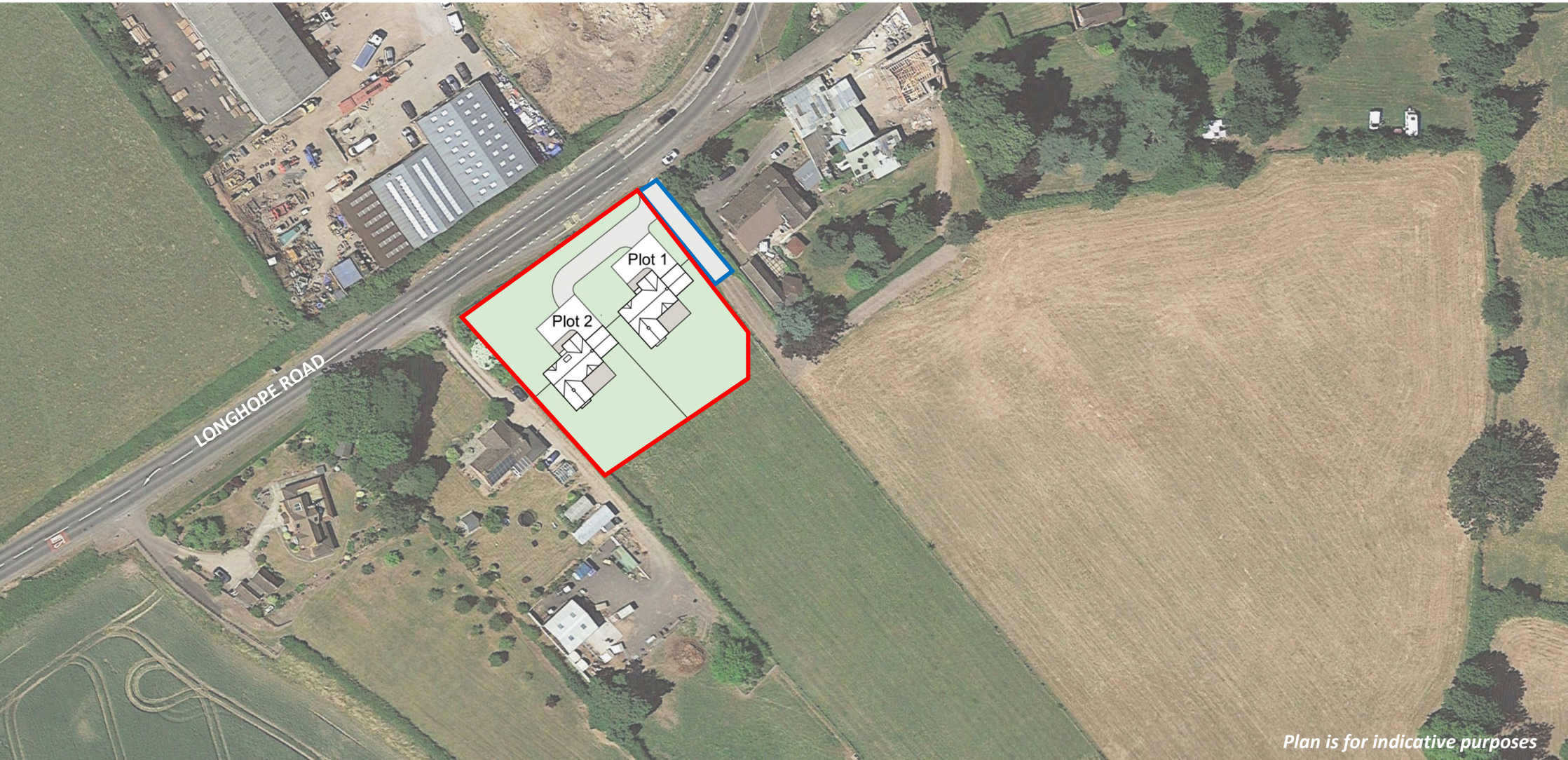
RESIDENTIAL DEVELOPMENT LAND



Land off Longhope Road, Huntley, Glos

Land Between Sequoia and Maydene, Longhope Road, Huntley, Glos, GL19 3HA

Outline Consent for 2 Dwellings within approximately 0.63 Acres (0.25 Hectares)



Plan is for indicative purposes

Land with Outline Consent



Land Between Sequoia and Maydene, Longhope Road, Huntley, Glos, GL19 3HA

LOCATION

The property is located on the south western edge of Huntley, a service village off the Longhope Road, which is north of the Forest of Dean and some 7 miles from the City of Gloucester. Transport links to the location are good with the A40 providing direct access to Gloucester and Ross-on-Wye, and the A4136 connecting the area to the Forest of Dean with bus services provided opposite the subject site. Village amenities comprise of a pub, garden centre and a traditional butcher's shop. Gloucester provides an extensive range of services and amenities located to the north.

DESCRIPTION

The site extends to approximately 0.63 acres fronting Longhope Road and forms part of a large pasture field bounded by hedgerows/post and stock fencing. Surrounding the site is a mix of arable and pastureland, with residential properties and a small industrial estate located opposite the subject site.

The development will be accessed via the current agricultural access which will lead to two separate driveways for each of the dwellings.

A right of way across the land edged in blue will be granted to the development site.

PLANNING

The Local Authority is the Forest of Dean District Council.

APP/P1615/W/20/3261818 - The appeal is allowed and planning permission is granted for erection of no. 2 residential dwellings and associated development all matters reserved at Land adjoining Longhope Road, Huntley in accordance with the terms of the application, **Ref: P1206/19/OUT**, dated 19th July 2019. Granted at Appeal 8th February 2021.

The Environment Agency's flood map system indicates the site is in flood zone 1, an area with a low probability of flooding. There is also no risk identified of surface water flooding.

PROPOSED SCHEME

The Outline Layout Plan Ref: **P1206/19/OUT**, provides an indicative layout for a total of 2 units, set back from the road behind the site's mature hedgerow and will infill the line of development as it extends away on the south side of Longhope Road away from the main settlement. Each of the detached dwellings will have good-sized gardens.

The site has no special landscape designations or restrictions. However, consideration has been given to the proposed development's impact on the open countryside, and a very low density is proposed to reflect the character of the surrounding development

SERVICES

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

VAT

VAT will not be chargeable on the purchase price.

TERMS

The site is offered For Sale by Private Treaty.

Offers are invited in the region of £275,000 for the site.

Offers should be submitted to Harry Breakwell by email: harry.breakwell@brutonknowles.co.uk

LEGAL INFORMATION

The site is offered Freehold with Vacant Possession. A legal undertaking of £7,500 + VAT for the landowner's abortive legal fees will be required.

VIEWING & FURTHER INFORMATION

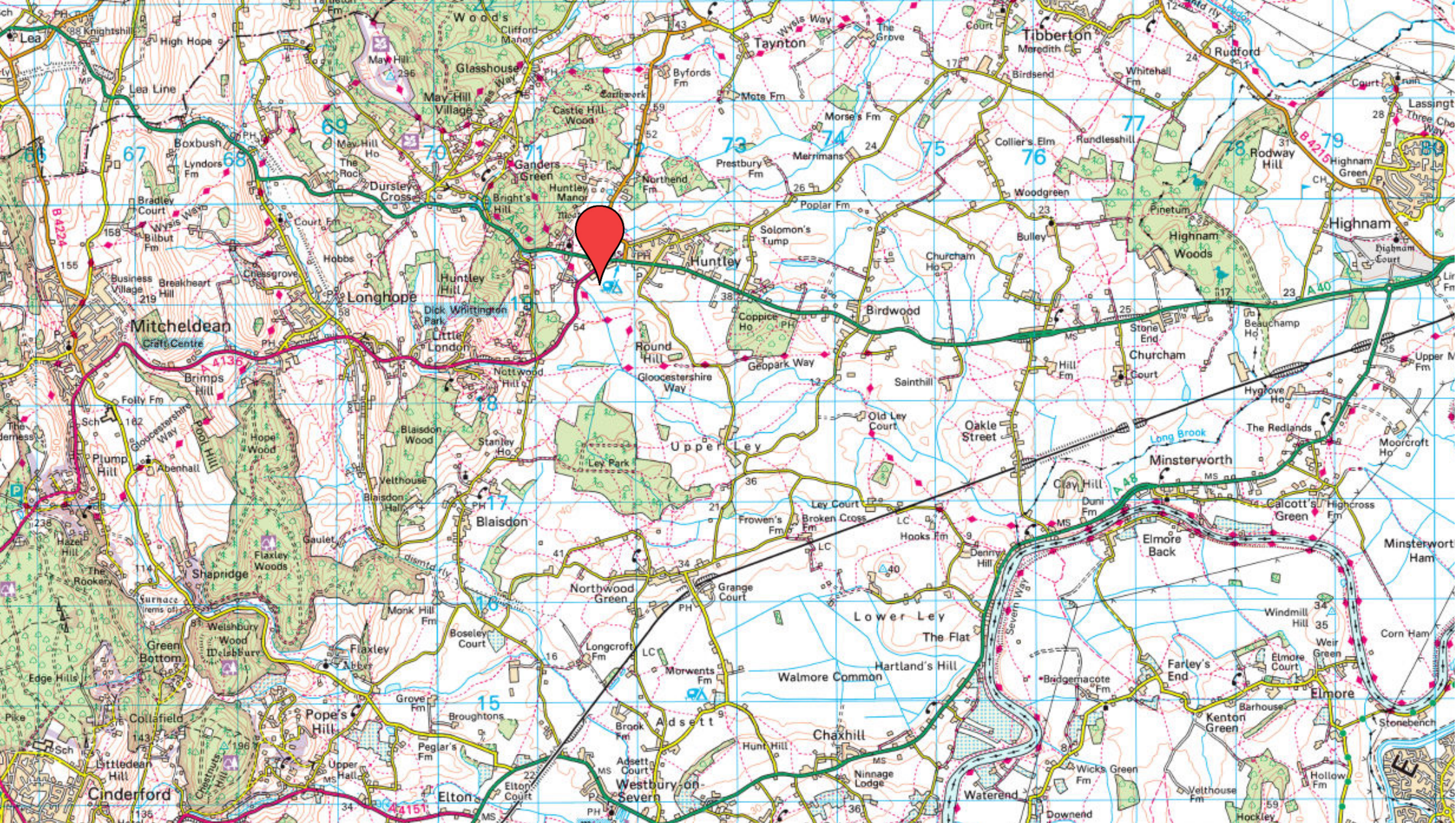
The site can be viewed from the existing gateway off Longhope Road.

SUBJECT TO CONTRACT

JUNE 2021

Regulatory Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.



CONTACT

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

Harry Breakwell BSc (Hons) MSc MRICS 07825 842626
Jack Mouldsdale BSc (Hons) 07395 887390

harry.breakwell@brutonknowles.co.uk

jack.mouldsdale@brutonknowles.co.uk

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.

BK Bruton Knowles

est.1862