

FOR OPTION/PROMOTION

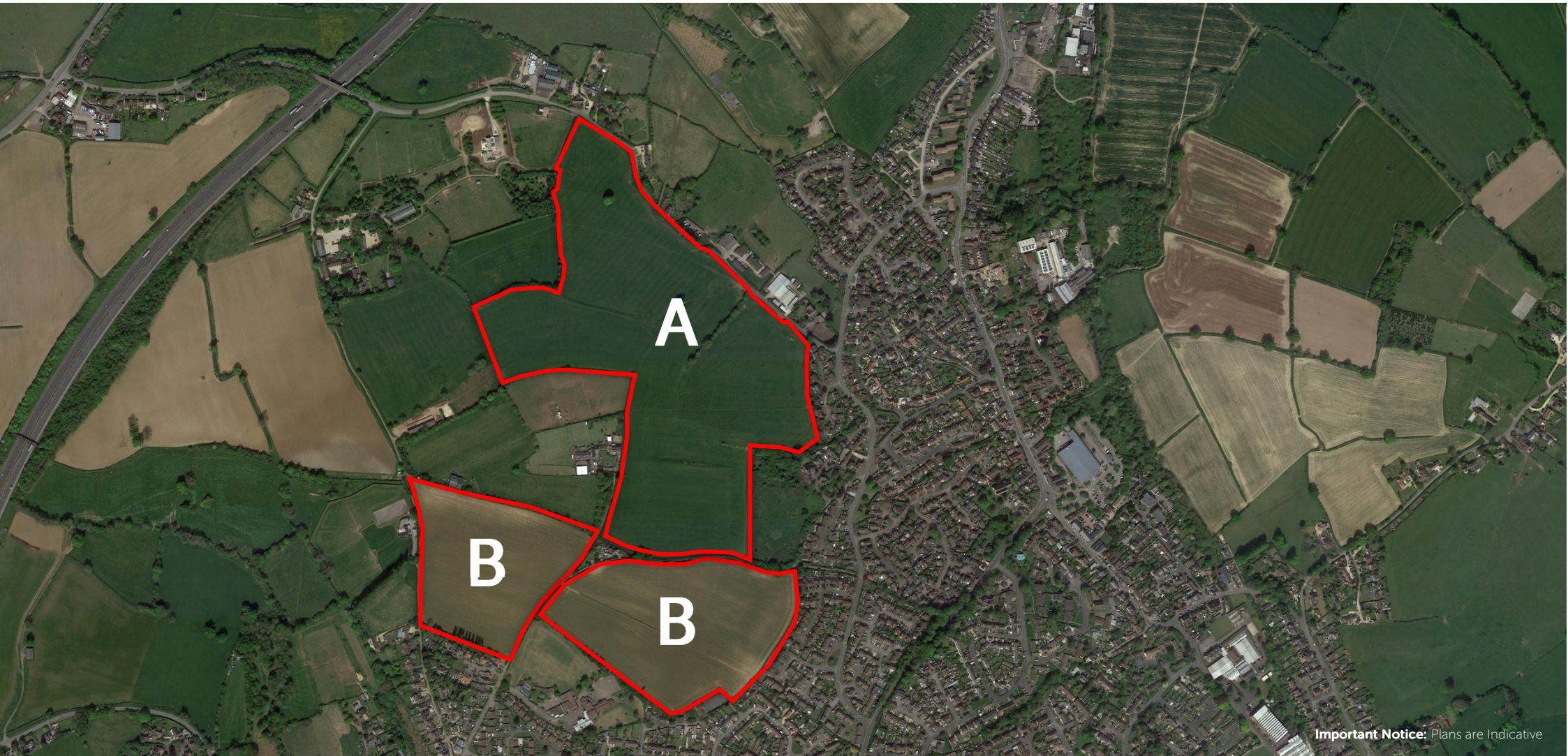
**BK** | Bruton  
Knowles

est.1862

# Land at Lower Knapp Farm, Cam

Land at Lower Knapp Farm, Cam, Dursley, GL11 5HS

Option/Promotion Terms are Invited for Parcels A and B - Approximately 92.08 Acres (37.26 Ha)



Important Notice: Plans are Indicative



# Land at Cam

Approximately 92.08 Acres (37.26 Ha)

## 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 including a primary school, supermarket, post office and convenience stores.

**Cam Railway Station – 1.7 miles**  
**M5 Junction 13 – 6.0 miles**  
**Dursley Town Centre – 2 miles**

## DESCRIPTION

The land is generally level to moderately sloping and is classified as Grade 3 under the provisional ALC. Whilst an area of open countryside, the land is adjacent to the urban fringe of Cam.

Parts of the land at Lower Knapp Farm, Cam have had representations to the initial Issues and Options public consultation, previous SALA exercises in respect to site reference "CAM010-Lower Knapp Farm, Cam", and to the Emerging Strategy Paper public consultation.

There are few physical constraints on the site. The Environment Agency identifies the site as being located within Flood Zone 1, and there are no statutory or locally listed buildings and/or monuments on or within close proximity of the site. There are a number of locations for potential access along Elstub Lane and Woodend Lane

## 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.

A public consultation on the Draft Local Plan took place from 20th November 2019 until 22nd January 2020. They have since had the Additional Housing Options Consultation which has now closed. Adoption is planned to be in Summer 2022.

## OPTION/PROMOTION

Option and Promotion Terms Offers should be submitted to Richard Brogden by post or email to [richard.brogden@brutonknowles.co.uk](mailto:richard.brogden@brutonknowles.co.uk) by **Thursday 1<sup>st</sup> July 2021**.

## TERMS

Option or Promotion terms are invited.

Please specify the following when bidding;

- Confirm whether proposal is for extent of land to be promoted.
- Premium - deductible, but non returnable
- Duration of term(s)
- Percentage of Market Value/Sale Proceeds to be returned to landowners
- Whether planning costs are to be deducted
- Minimum Price
- Confirmation that landowners reasonable legal and agent fees will be met by the Promoter
- Planning strategy

## LEGAL AND AGENTS COSTS

The purchaser is to provide for legal fees and agent fees and a legal undertaking for each parcel.

## VIEWING

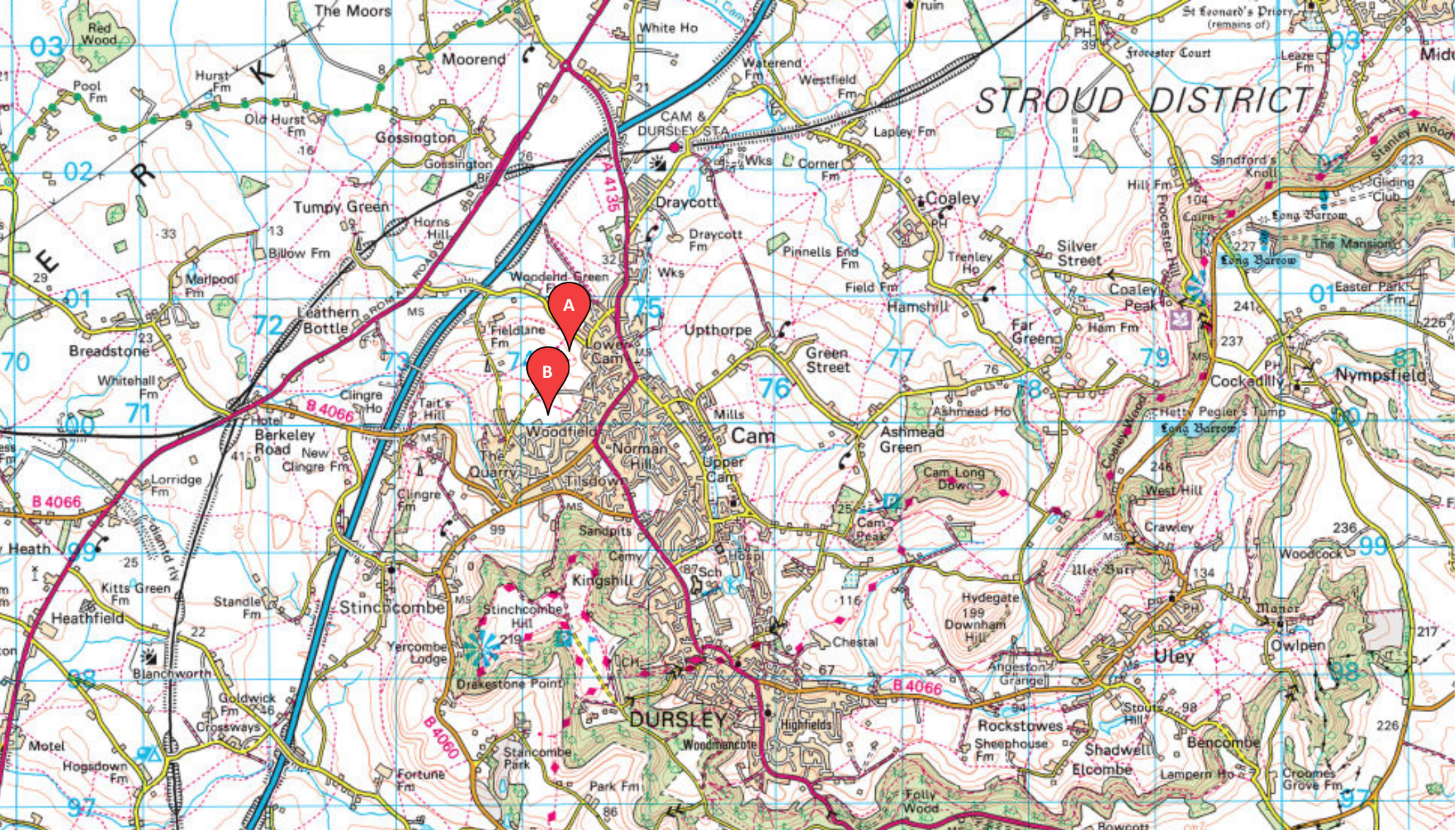
The site can be viewed from the boundaries.

## SUBJECT TO CONTRACT

**MAY 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.





## CONTACT

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