

RESIDENTIAL DEVELOPMENT LAND

BK Bruton Knowles

est. 1862

Land at Maisemore, Gloucestershire

Land west of Persh Lane, Maisemore, Gloucester, Gloucestershire, GL2 8HH

Outline Consent for 8 Dwellings within approximately 4.18 Acres (1.69 Hectares)



Important Notice: Plan is for indicative use

Land with Outline Consent

Land west of Persh Lane, Maisemore, Gloucester, Gloucestershire, GL2 8HH

LOCATION

The site is located on the south-western edge of the village of Maisemore, approximately 3 miles north west of Gloucester City Centre. The site lies to the west of Persh Lane and south of the A417 which runs through the centre of the village running east to west as the main thoroughfare. Transport links to the village are very good with the A417 providing direct access into Gloucester, connections to J2 of the M50 and the A40 to the Forest of Dean and J11 of the M5 at Cheltenham. There are regular bus services at the end of Persh Lane into Gloucester and villages Hartpury and Ashleworth. Maisemore benefits from a public house of Nepalese cuisine, village hall and a MUGA sports area. Neighbouring villages provide small schools and local shops, with Gloucester offering a wide range of amenities.

DESCRIPTION

The site extends to approximately 4.18 acres and comprises broadly level open land currently used for grazing livestock. Boundaries of the subject site comprise a combination of intermittent areas of hedgerow and scrub, post and wire fencing and open areas to the wider land holding. Beyond the site, the landscape fades away to the Leadon River Valley.

The main part of the site is contained on three sides by existing residential properties, although to the north east an orchard separates the site from the properties fronting the A417.

The site is currently accessed off Persh Lane on the south eastern boundary providing vehicular and pedestrian access.

PLANNING

20/00212/OUT - Outline planning permission for the development of 8 dwellings (including affordable housing contribution) together with open space, access, parking, landscaping, drainage and associated works. All matters reserved save for means of access and layout. Granted 15th July 2021.

PROPOSED SCHEME

The Site Layout Plan Drawing no. P1-01 as referenced within the Decision Notice, provides for a total of 8no. dwellings with 5 different house types, including 2, 3 and 4 bedroom accommodation. 3no dwellings are to be affordable units.

Type	Beds	Storeys	GIA Approx.
H1	2	1	1,025 sqft
H2	2	1	1,025 sqft
H3	3	1.5	1,200 sqft
H4	2	2	925 sqft
H5	3	2	1,050 sqft
H6	3	2	1,050 sqft
H7	4	2	1,565 sqft
H8	4	2	1,565 sqft
Total			9,405 sqft

SECTION 106 SUMMARY

The consent is subject to Section 106 Agreement dated 12th July 2021. Contributions comprise:

- Off-Site Affordable Housing Contribution - £24,640
- On-Site Affordable Housing 66% Social Rented and 33% Shared Ownership, with 1no. 2 bedroom and 1no. 3 bedroom houses Social Rent and 1no. 2 bedroom house for Shared Ownership.
- Second stage fee within the District Licence for £29,986.

(Please see full documents within data pack. Indexation may apply to the above costs).

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.

TERMS

The site is offered For Sale by Informal Tender. Tenders should be submitted to Harry Breakwell by email: harry.breakwell@brutonknowles.co.uk by **Noon on Thursday 30th September 2021.**

Bids should be in accordance with the 'Financial Proposal Form' which can be provided upon request.

LEGAL INFORMATION

There is to be a restrictive preventing any further development than the consented 8 units.

The landowner is to retain a right of vehicular access across the site to their retained land situated to the south west. The access should be wide enough to be an adoptable road. Step in rights will also be reserved to be able to extend service connections from the boundary of the site to the retained land.

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 is to be viewed by prior appointment only.

Please contact jack.mouldsdale@brutonknowles.co.uk to register interest and for further information.

VAT

VAT will not be chargeable on the purchase price.

**SUBJECT TO CONTRACT
AUGUST 2021**



CONTACT

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

Harry Breakwell BSc (Hons) MSc MRICS
07825 842626
harry.breakwell@brutonknowles.co.uk

Jack Mouldsda le BSc (Hons)
07395 887390
jack.mouldsda le@brutonknowles.co.uk

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