

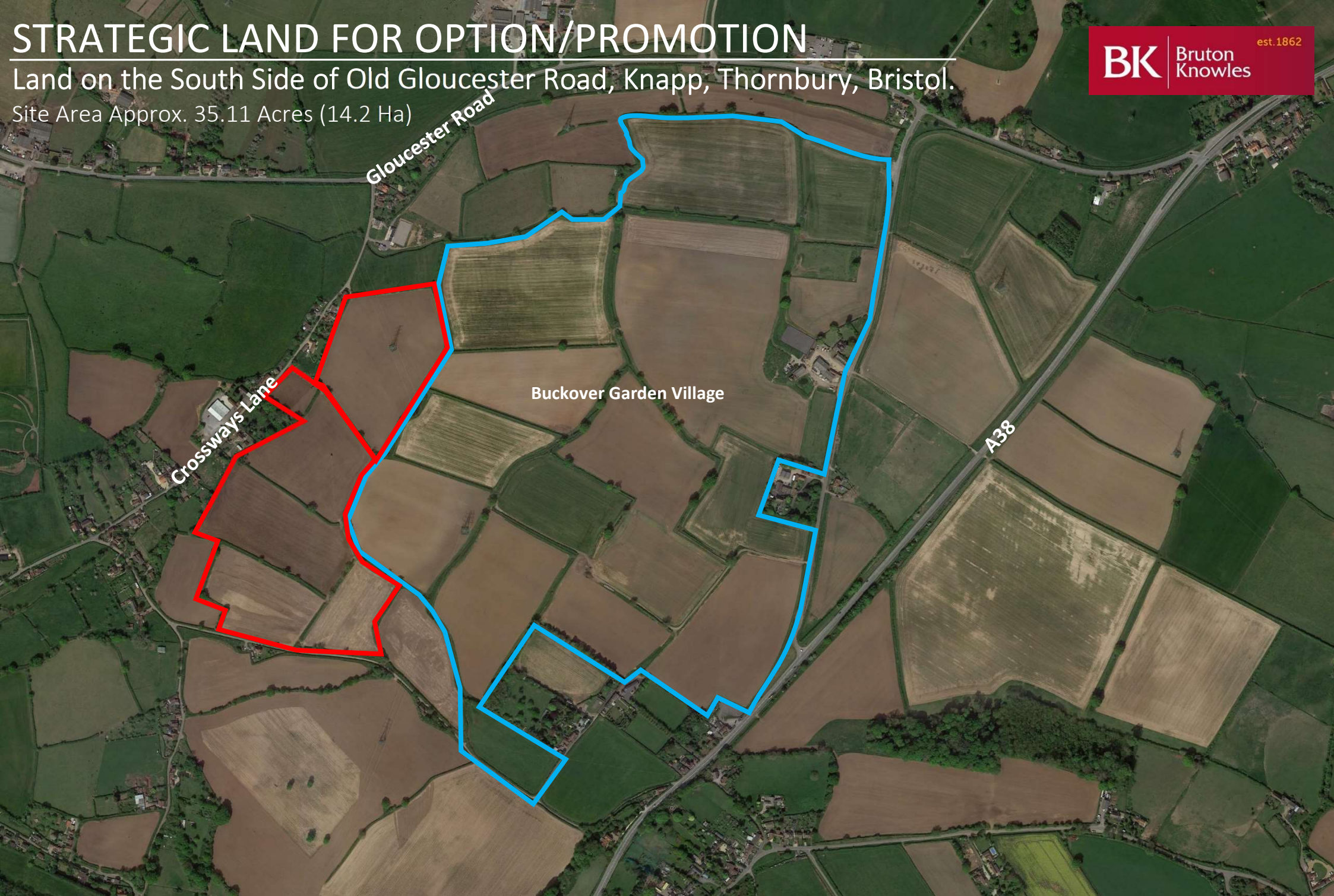
STRATEGIC LAND FOR OPTION/PROMOTION

Land on the South Side of Old Gloucester Road, Knapp, Thornbury, Bristol.

Site Area Approx. 35.11 Acres (14.2 Ha)

BK Bruton Knowles

est. 1862



Strategic Land For Option/Promotion Only

LOCATION

Thornbury lies to the north east of Bristol within the West of England area. Buckover is situated approximately 1 km east of Thornbury.

Thornbury is a market town in the South Gloucestershire unitary authority area of the county of Gloucestershire, about 12 miles north of Bristol. The population of Thornbury is estimated at 12,459. Thornbury offers a good level of amenity, with a variety of shops and attractions. There are a number of restaurants and hotels, including The Swan and Thornbury Castle.

The site adjoins 'Buckover Garden Village'.

DIRECTIONS

Postcode is BS35 3UE.

From the A38 turn left onto Gloucester Road and after approximately 1 km turn left into Crossways Lane.

The land is on the left.

DESCRIPTION

The land offered for Option/Promotion comprises of two parcels of land under separate ownership.

The site, edged in red, extends to approximately 35.11 acres of agricultural land.

PLANNING

The site is located within the planning jurisdiction of South Gloucestershire.

The site is adjacent to the 'Buckover Garden Village' development.

The 'Buckover Garden Village' has been chosen as one of the five South Gloucestershire Strategic Development Locations (SDLs) to deliver 3,000 houses, employment opportunities and key infrastructure; of which 1,500 houses are to be built within the lifetime of the Joint Spatial Plan (JSP). South Gloucestershire Council seeks to provide at least 24,045 new homes through the JSP by 2036. The development would provide a new sustainable settlement to the east of Thornbury and north of Bristol.

The Tortworth Estate own the promoted 'Garden Village' and have partnered with St Modwen to deliver the significant new development within South Gloucestershire. The village will be designed with garden village principles in mind, with a high level of sustainability provided by the complementary services and land uses of employment and retail to establish a truly self-contained settlement.

The land in red has not been promoted to date.

TERMS

The site is available for an Option/Promotion agreement.

A sale with overage may be considered.

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 professional fees

Offers should be sent to:

scott.winnard@brutonknowles.co.uk

SUBJECT TO CONTRACT

AUGUST 2021



CONTACT

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