

STRATEGIC LAND

Land off Broad Street, Hartpury, Gloucester

Site Area: Approximately 19.13 acres (7.74 Ha)

BK Bruton Knowles

est. 1862



Strategic Land



LOCATION

The site is located on the north eastern side of the village of Hartpury in Gloucestershire. The village benefits from a good level of amenities to include a primary school, village hall, play area, vets, post office, public house and the nationally respected Hartpury College & University. Nearby villages of Maisemore and Ashleworth also provide facilities including cafes and pubs, with the City of Gloucester within 5 miles, providing an extensive range of schools, shops, hospital and employment.

The area is well connected via the A417 which forms the principle route from Gloucester to south and the M50 to the north. There are regular bus routes along the A417, providing connections to Gloucester and Tewkesbury. Gloucester Train Station provides local and national rail links including regular train services to London.

DESCRIPTION

The site is easily accessible by road, with vehicular access off Broad Street which runs from the A417 in Hartpury to the nearby village of Ashleworth.

The site comprises a large parcel of pasture land, intersected by a hedgerow which distinguishes the predominantly level northern section from the southern section which rises towards Woolridge Hill. Existing residential development borders the south western and western boundaries, with existing agricultural buildings and a number of dwellings to the north.

PLANNING

The subject site is situated within the planning jurisdiction of the Forest of Dean District Council (FoDDC). The FoDDC have commenced work on a New Local Plan to cover a period between 2021 and 2041. A Strategic Options Consultation was undertaken in October 2020. Comments on the Draft Plan are expected in Spring 2022, with submission for examination in Spring 2023.

A Call For Sites process was undertaken earlier in 2021 which is now closed. The subject site was partially assessed within the Strategic Housing and Economic Land Assessment 2021, recommending that it should be considered. Referred to as 'Land off Broad Street' the land has been assessed to be a potential growth area for Hartpury, with the site being level, although stating the existing access is currently inadequate and would require improvement.

Link to assessment:

<https://www.fdean.gov.uk/media/j5cbairn/strategic-housing-and-economic-land-availability-assessment-2021-report.pdf>

TERMS

The site is available for promotion via an Option or Promotion agreement and parties are invited to submit terms as follows:

- Percentage - discount/share of proceeds
- Term of agreement/Longstop
- Any deductible costs and caps
- Minimum price per gross acre
- Premium to landowner

Alternatively, the landowner may consider Freehold offers to include uplift terms in the event the land secures planning permission.

To register your interest, please email jack.moulsdale@brutonknowles.co.uk

Offers should be received by Bruton Knowles by **Noon on Thursday 21st October 2021** via email to: harry.breakwell@brutonknowles.co.uk

Bruton Knowles LLP

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VIEWING

Viewing by prior appointment only.

SUBJECT TO CONTRACT SEPTEMBER 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

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