

STRATEGIC LAND

Land off Allaston Road, Lydney Gloucestershire

Site Area: Approximately 12.44 acres (5.03 Ha)

BK Bruton
Knowles

est. 1862

Allaston Road

200 unit
consent

A48

Strategic Land



LOCATION

The site is located off Allaston Road on the northern fringe of the town, Lydney, Gloucestershire. The site is accessed directly off Allaston Road which leads to Highfield Road providing a direct route to Lydney town centre and the A48. The A48 connects the site to Gloucester and Chepstow, offering a wider range of services and transport options. Lydney town centre offers a good level of amenities, including schools, supermarkets, convenience stores, shops, town hall, banks, GP surgery, hospital, churches, post office, public houses, cafes and sports and recreation clubs. The town is recognised as service centre with a wide range of facilities serving the district.

The site is located approximately 10 miles northeast of Chepstow and 14 miles southwest of Gloucester. Transport links to the area are good, with two bus stops within close proximity of the site. Lydney Rail Station is located within 1.5 miles of the site with rail services linked to Cardiff Central, Cheltenham Spa, Nottingham and Birmingham New Street. The site is approximately 1 mile from the A48, which acts as a bypass skirting the southern boundary of the town, linking Gloucester to the north and Chepstow to the south.

DESCRIPTION

The site comprises approximately 12.44 acres of agricultural land, sloping away from the highway, bordered to the north by an industrial yard, to the west by woodland and bound by Allaston Road to the east. The southern boundary lies to the rear of existing residential dwellings.

The site is easily accessible by road takes access off Allaston Road via an existing agricultural gateway.

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.

Lydney is identified as a principal settlement within the Forest of Dean Core Strategy, and, as such, is recognised as a sustainable location for housing growth within the district.

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 Tuesday 2nd November 2021** via email to: harry.breakwell@brutonknowles.co.uk

Bruton Knowles LLP

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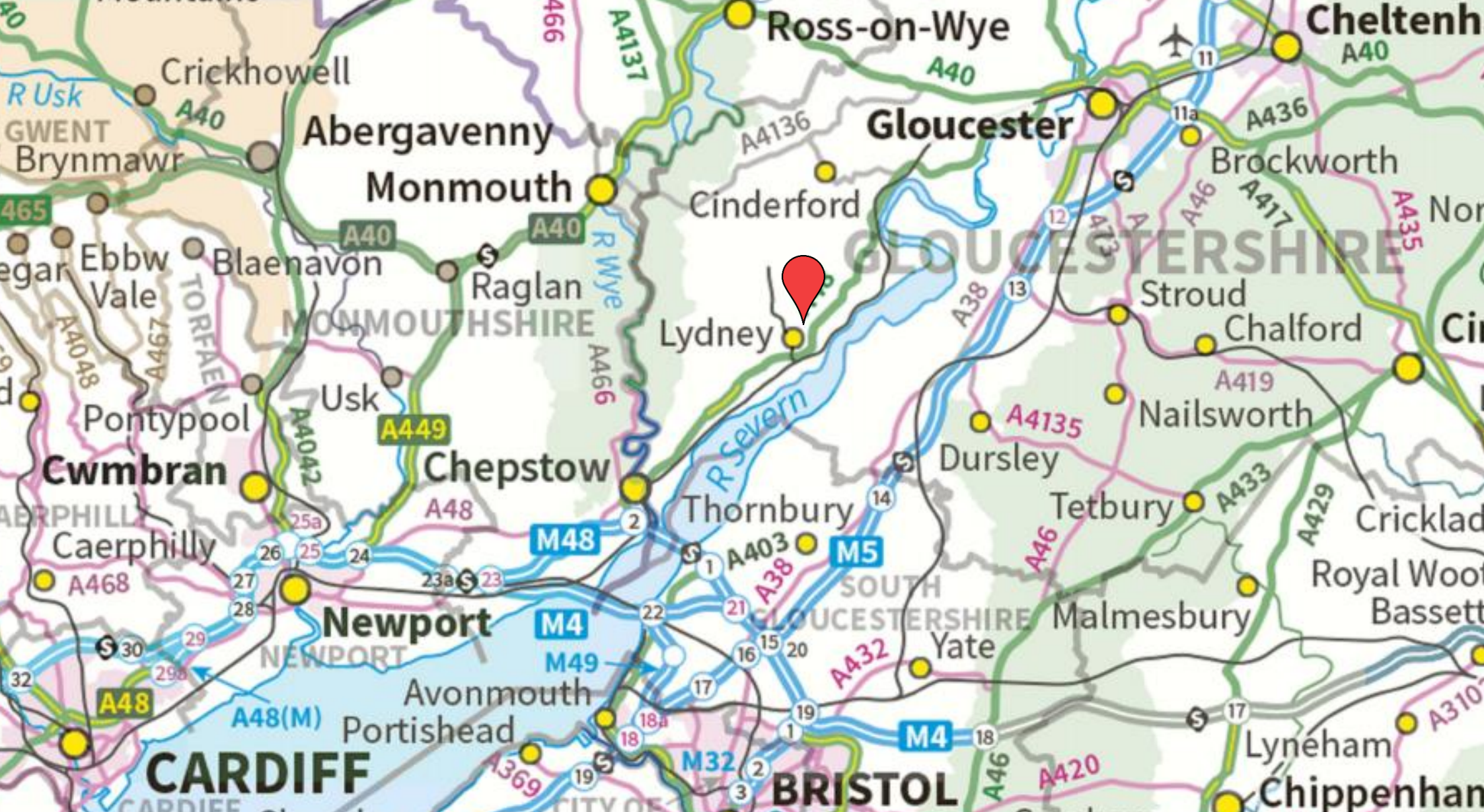
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VIEWING

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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