



**BK** Bruton Knowles

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## UNIQUE RESIDENTIAL DEVELOPMENT OPPORTUNITY

Land East of Stamage's Lane, Painswick, Gloucestershire, GL6 6UZ

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**CODE 5416**

# PLANNING PERMISSION FOR A DETACHED RESIDENTIAL DWELLING

Land East of Stamage's Lane, Painswick, Gloucestershire, GL6 6UZ

A unique opportunity to develop a detached family home with adjoining land in central Painswick

## LOCATION

The land is located to the south of the settlement of Painswick, a historic Wool Town in Gloucestershire. Painswick is known as 'The Queen of the Cotswolds' and is regarded one of the finest and best preserved Cotswold settlements. The small town is at the mid-point of the Cotswold Way and nearby are the famous Rococco Gardens, Painswick Beacon and the picturesque villages of Sheepscombe, Edge and Slad. The location provides good levels of amenity with an abundance of independent shops and boutiques, restaurants and pubs. The location also provides various other services to include doctors and dental surgeries, schools and leisure clubs as expected with a Town of this nature. The location benefits from excellent transport links and is a short distance from Stroud Road which leads south to Stroud and north-east to Gloucester and Shurdington, which links directly to Cheltenham. Mainline railway services are provided at Stroud Station and Gloucester Station.

- **Central Painswick – 0.1 miles**
- **Stroud – 3.7 miles**
- **Gloucester – 7.1 miles**

## DESCRIPTION

The site comprises a 2.03 acre (0.82 hectare) parcel of agricultural pasture land. The land is gently sloping from north to south and is accessed via an established gateway set back from Stamage's Lane. The access splay also provides access to the residential bungalow 'Howbeg' to the north. A footpath dissects the site from the west up to a historic gateway to the northern boundary. The land benefits from long reaching views across the Stroud Valleys and to Juniper Hill. A site of this nature in the subject location is rarely available.

- **Sale Area – 2.03 Acres (0.82 Ha) approximately.**
- **Outline and Reserved Matters Planning Permission for Detached 4 Bedroom House and Double Garage.**
- **Long Reaching Views**
- **Unique Location and Scope for further residential development – subject to planning.**

## PLANNING HISTORY

The land is situated in the jurisdiction of Stroud District Council. The land has been subject to a several applications over recent years for residential development. The land is situated within the settlement boundary of Painswick. Most recently a consent was successfully secured to develop a single plot with adjoining undeveloped land. **There may be scope for additional dwellings in the future – subject to planning.**

- **S.21/0278/REM** – Reserved matters approval appearance, layout & access including ground levels pursuant to S.19/0926/VAR for a four bedroom detached dwelling. (Original application S.17/0792/OUT). Approved 26<sup>th</sup> November 2021. Please see the information pack for the planning documents. There is no drainage condition attached to the decision notice.
- **S.19/0926/VAR** - Removal of condition 1 from permission S.17/0792/OUT as it conflicts with condition 3. Approved 21 June 2019.
- **S.17/0792/OUT** – Outline Planning Application for Four Bedroom Detached Dwelling. Approved 6 September 2017.
- **S.19/0050/OUT** - Outline for erection of 8 dwellings. Refused 19 July 2019, then dismissed at appeal 2 June 2020.

**Please Note:** The latest consent will be liable for CIL – Community Infrastructure Levy on the basis of the residential dwelling and garage floor area of 143.34sqm at £13,835.43. This may be subject to indexation. Please see the information pack. A purchaser may be able to apply for a 'self-build exemption'.

## PROPOSED SCHEME

The proposed scheme provides for the erection of a traditionally designed Cotswold stone two-storey family home, positioned to the south of Howbeg and close to the site access. The remainder of the site is to be undeveloped and retained as paddock land. Externally there is to be a driveway into the site with double garage and lean-to, landscaping comprising a native species hedgerow and a garden. The footpath is outside of the curtilage of the proposed dwelling in the wider field. The house is to be constructed with coursed rubble stonework with ashlar quoins under a dual pitched tiled roof.

## Proposed Accommodation (GIA Approximately)

Building	Area Sq.Ft	Area Sq.M
Residential Dwelling	1,345 sq.ft	125 sq.m
Garage	183 sq.ft	17 sq.m
Lean-to	156 sq.ft	14.5 sq.m

## TENURE

Freehold with Vacant Possession Upon Completion.

## SERVICES

We understand that all mains services are available in either the Stamages Lane or Stroud Road. Please undertake your own investigations in this regard.

## METHOD OF SALE

The property is For Sale by Informal Tender. Unconditional offers are invited by Noon Thursday 10<sup>th</sup> February 2022 in the prescribed financial proposal form and should be submitted to [william.matthews@brutonknowles.co.uk](mailto:william.matthews@brutonknowles.co.uk) Please contact us for a copy.

## LEGAL & OVERAGE

Each party is to bear their own legal costs incurred with this transaction. In the event that further residential dwellings are achieved on site in the future, the vendors intend to seek an overage / uplift clause. Terms are to be proposed in the 'offer form'.

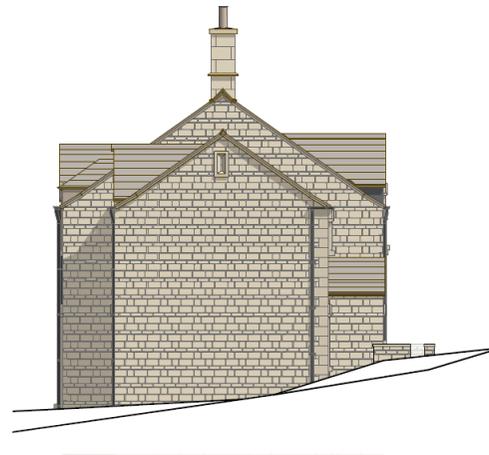
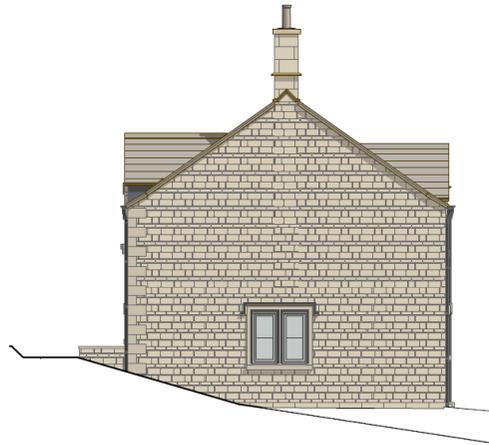
## VAT

The property has not been elected for VAT.

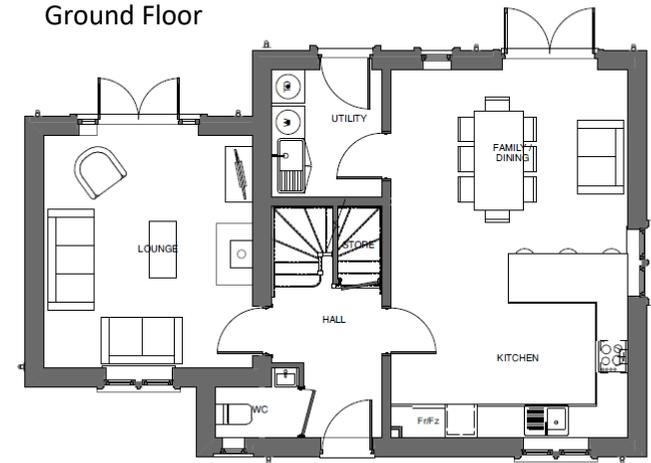
## VIEWING & FURTHER INFORMATION

Viewings are available from the gateway or footpath at your own risk. An online data pack has been prepared containing all relevant planning documentation and plans. Please email : [william.matthews@brutonknowles.co.uk](mailto:william.matthews@brutonknowles.co.uk) for a copy.

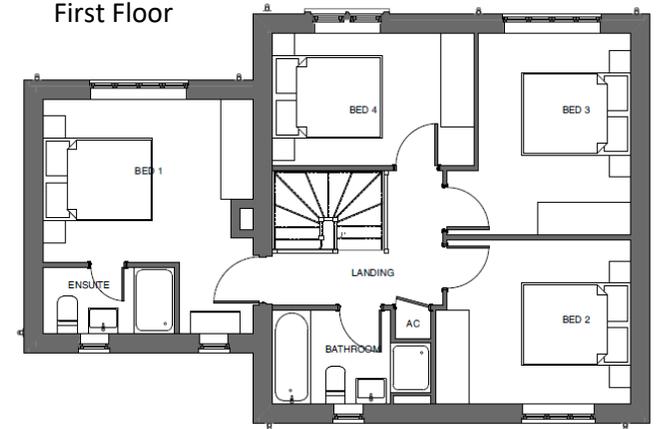
# Proposed Scheme Plans



## Ground Floor

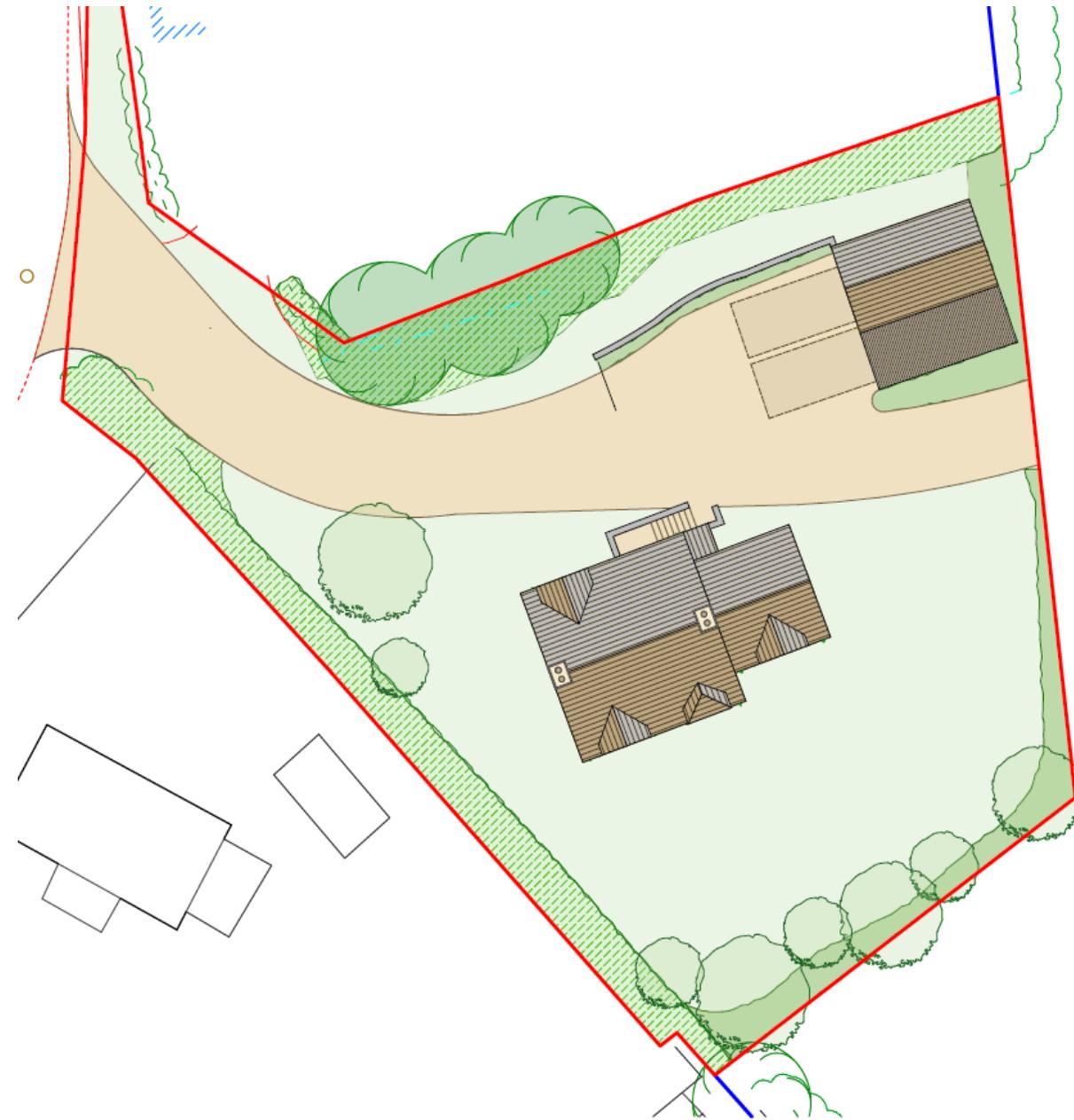


## First Floor

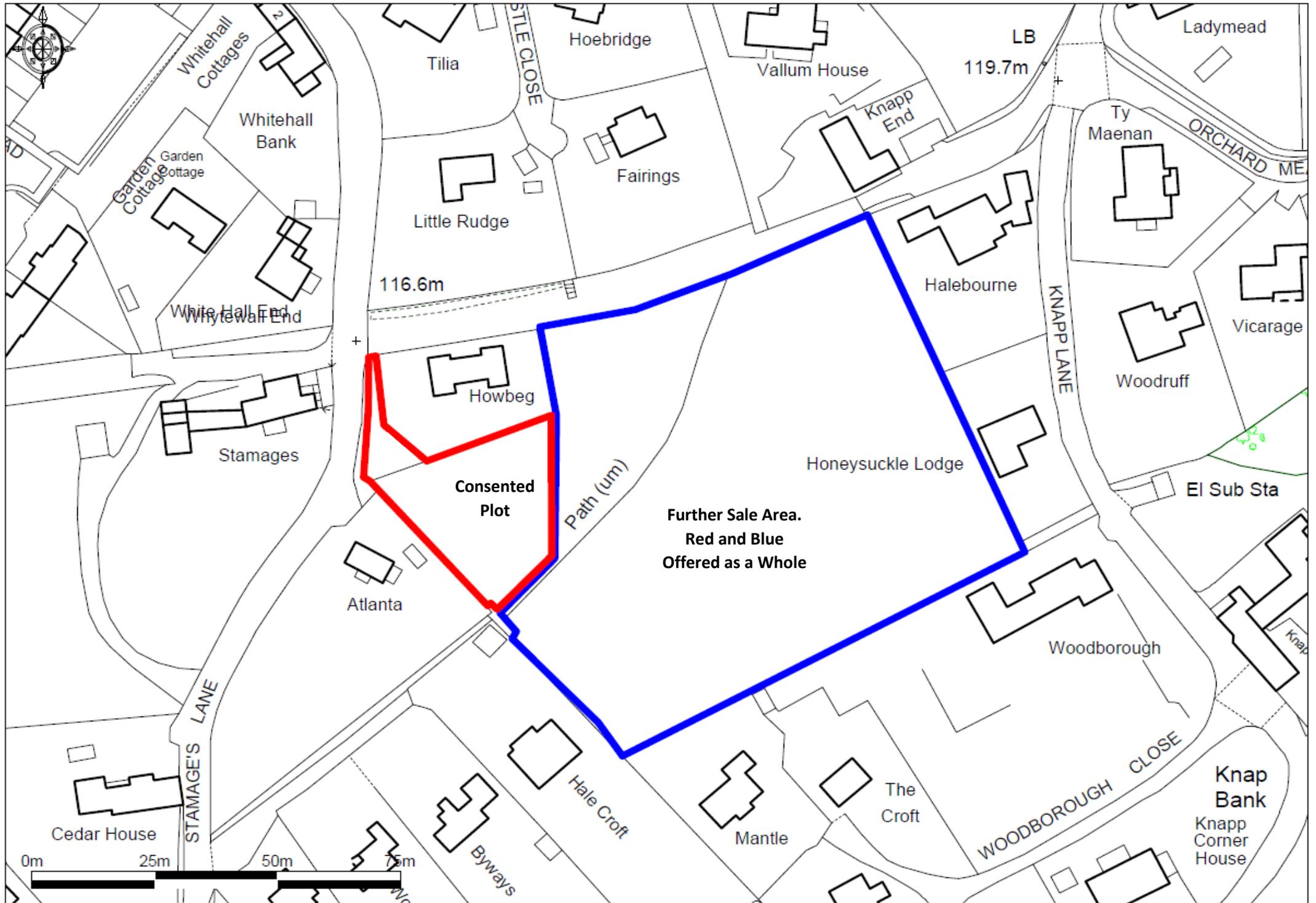


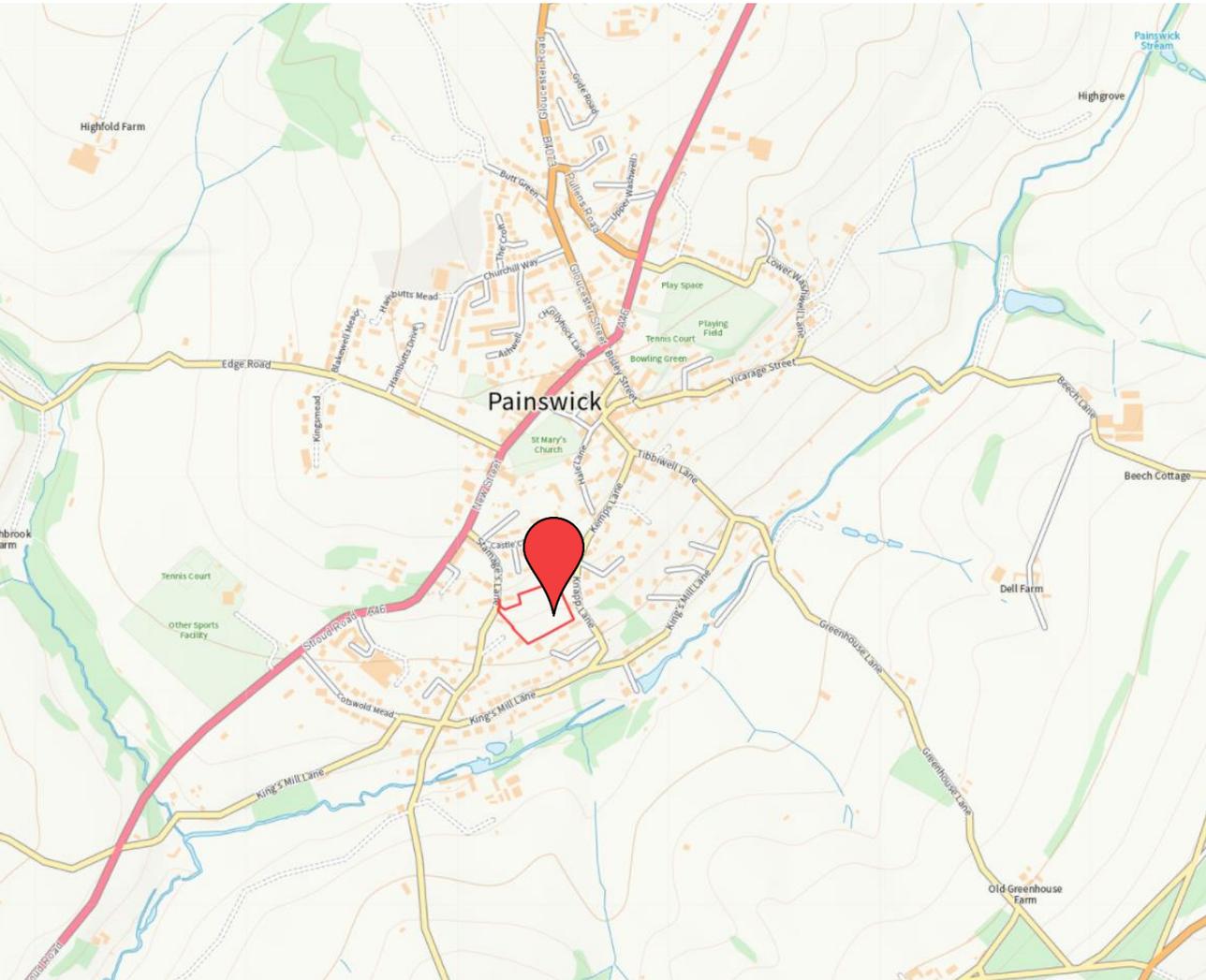
## Layout Plan – Part of the Sale Area Only

We consider that there may be scope to vary the existing consent on site – subject to planning.









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