

STRATEGIC LAND – POTENTIAL LEISURE

BK Bruton Knowles

est.1862

Land at Little London, Longhope, Glos

Land adjacent to Dick Whittington Leisure Park, Little London

Site Area: Approximately 8.46 Acres (3.42 Ha)



Plan is for indicative purposes only

Land at Little London

Approximately 8.46 Acres (3.42 Ha)



LOCATION

Dick Whittington Park is located within the village of Longhope, on the western edge of Gloucestershire within the Forest of Dean. The linear settlement of Longhope stretches through the valley from the A4136 to the south and A40 to the north, and is situated some 9 miles from Gloucester, 8 miles from Ross-on-Wye and 6 miles from Cinderford. There is good access to the site from the main road (A4136)

Longhope has a range of local services and employment sites, including a post office, craft centre, village store, village hall and business park.

The Forest of Dean benefits from excellent leisure facilities for all ages, including a variety of outdoor pursuits, mountain biking, high ropes at Go Ape, extensive forest walks and sculpture trails.

Directions - GL17 0PH

When approaching Little London from Gloucester, follow the signs for Dick Whittington Park, turn right and follow along until the lane splits, bear left and continue along the tarmac drive which runs through the farm from the lane, with the farm buildings on your right and heading towards the Swallow Lakes, Prestige Luxury Lodges.

Dick Whittington Park

Formerly known as The Mohair Centre, Dick Whittington Park has evolved to form a Leisure Park for families, with nature walks, play barn and outdoor recreational areas. The site benefits from well-stocked fishing lakes, a dog grooming parlour and stables.

Website: <https://www.dickwhittingtonpark.co.uk/>

DESCRIPTION

The site extends to approximately 8.46 acres, comprising grazing land which rises steeply towards the eastern boundary and has strong potential for additional cabins.

To the north of the site, a 60 unit luxury lodge site has recently been built out by the neighbouring landowner, known as 'Swallow Lakes'.

PLANNING

Dick Whittington Park is located within the planning jurisdiction of the Forest of Dean District Council (FODDC), with Longhope referred to as a Serviced Village.

The site is located 650 metres to the west of Longhope's settlement boundary. In terms of potential planning constraints, the site is not at risk of flooding and is not contained within a sensitive landscape designation (ie. Area of Outstanding Natural Beauty, Green Belt or Site of Special Scientific Interest). There are also no designated or non-designated heritage assets located within the immediate vicinity of the site.

In assessing the future expansion of the site for additional tourist and leisure uses, it should be noted that FODDC development plan policies support these uses outside of defined settlement boundaries, if there is an established need and it supports the expansion of an existing rural business. Such proposals are usually evaluated against the various designations that may apply and against the impacts on landscape character.

National planning policies also set out that sustainable rural tourism and leisure developments should be supported if they respect the character of the countryside (NPPF, paragraph 84).

The site has an existing established leisure and tourist use, is well screened from surrounding uses and its future expansion will not harm any surrounding landscape designations. As a result, expansion of the site should be supported by FODDC.

The land has previously been assessed within the FODDC Strategic Housing and Land Availability Assessment 2020 (SHLAA), ref: 85 Blakemore Park, Little London, Longhope, GL17 0PH. The assessment concluded that it is detached from the settlement boundary, however it is previously developed land and is suitable for employment. The 2021 FODDC SHLAA confirms that the site is still available.

TERMS

The site is available for a Conditional Contract or Freehold Sale.

To register your interest and obtain a tender form, please email jack.moulds@brutonknowles.co.uk

Offers should be received by Bruton Knowles by **Noon on Thursday 28th April 2022** via email to: scott.winnard@brutonknowles.co.uk and jack.moulds@brutonknowles.co.uk

VIEWING

Viewing by prior appointment with Bruton Knowles only.

LEGAL AND AGENTS COSTS

The purchaser is to provide for legal and agents fees and a legal undertaking.

SUBJECT TO CONTRACT - MARCH 2022

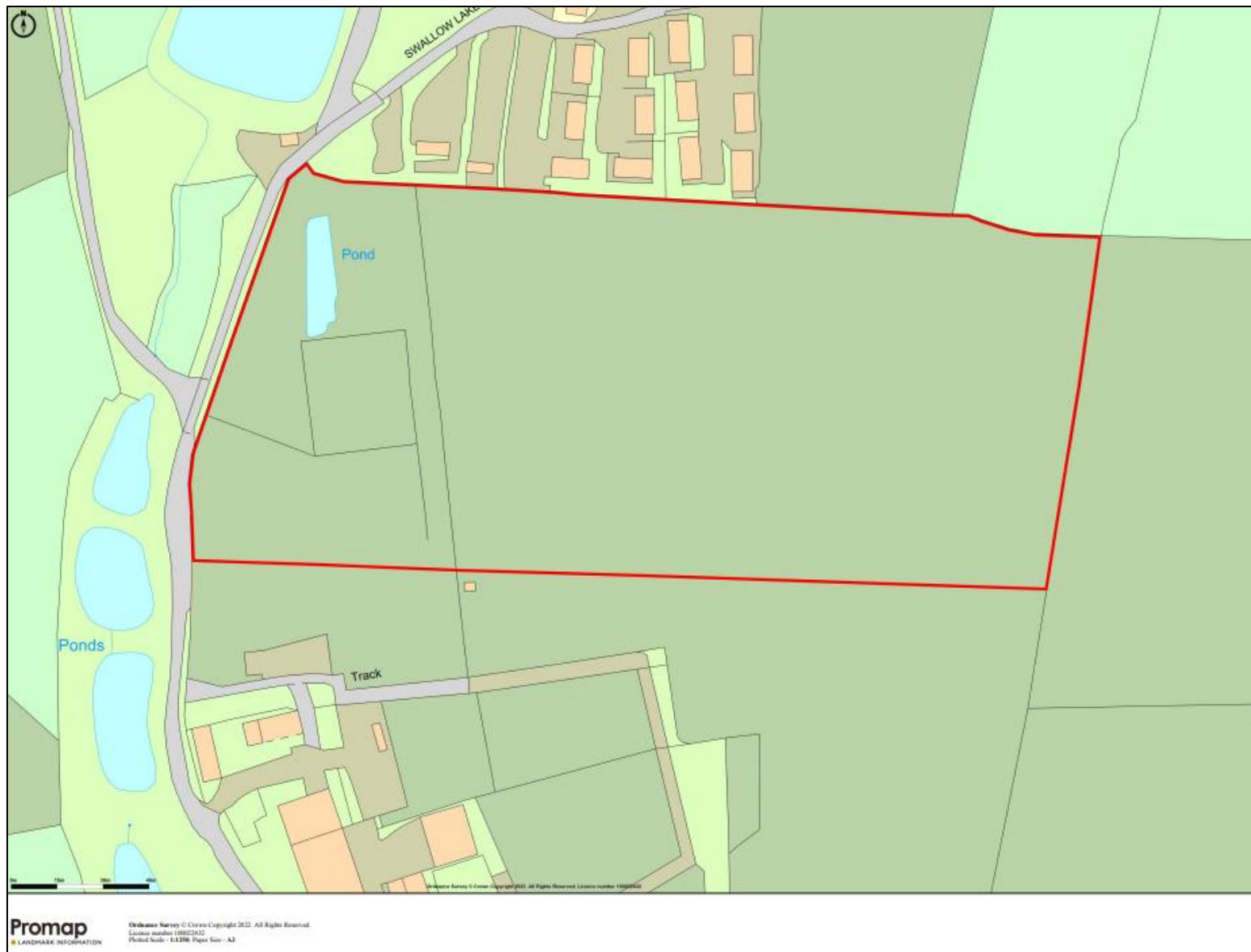
Regulatory - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need 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.

Land at Little London Indicative Sale Plan

BK

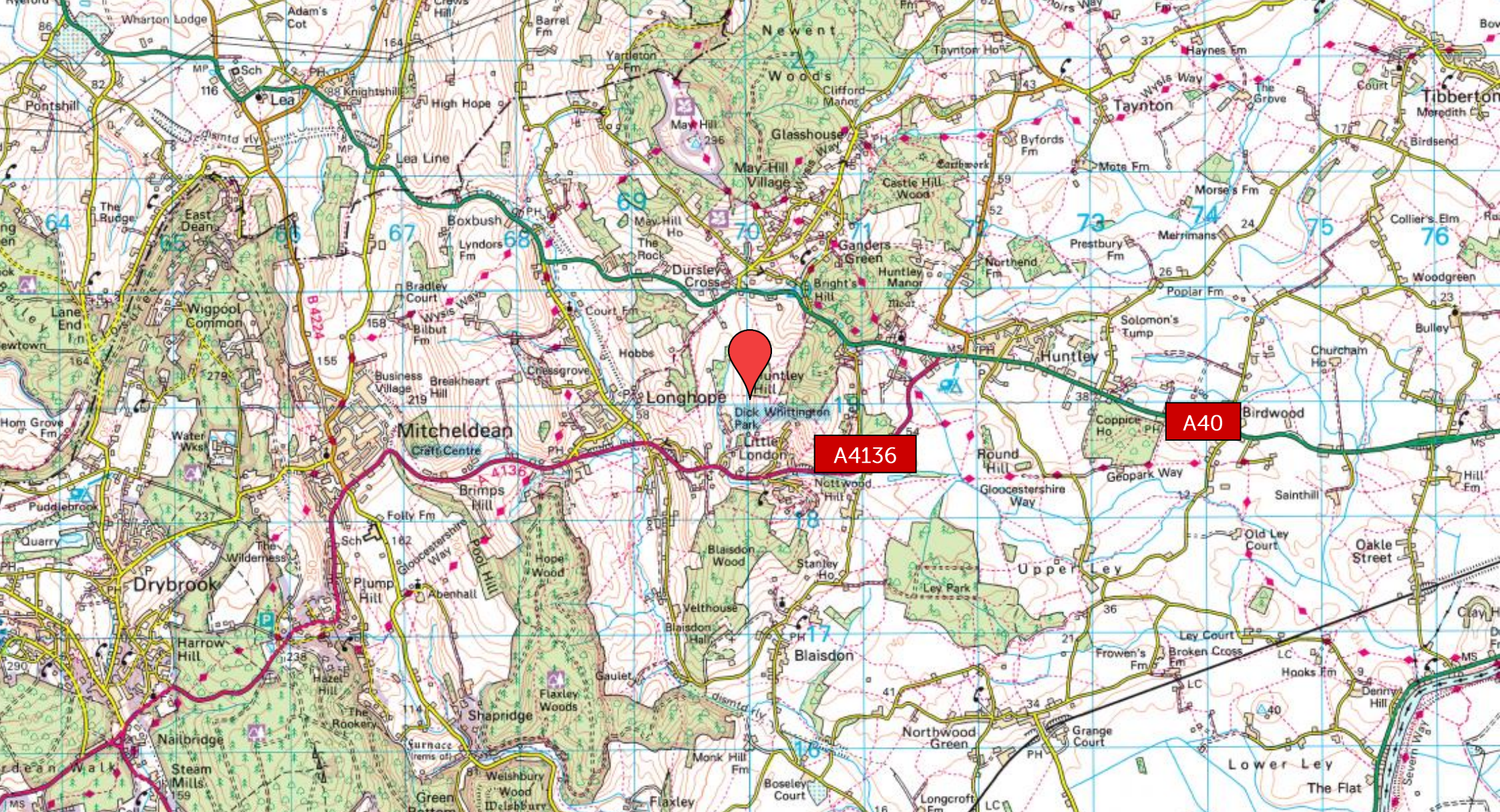
Bruton
Knowles

est.1862



Freehold Title GR234179





CONTACT

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

Scott Winnard BSc (Hons) MRICS
07808 904492
scott.winnard@brutonknowles.co.uk

Jack Mouldsdales BSc (Hons)
07395 887390
jack.mouldsdales@brutonknowles.co.uk

BK Bruton Knowles

est. 1862

Important Notice: Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

www.brutonknowles.co.uk