


# RETAIL / CARE DEVELOPMENT LAND

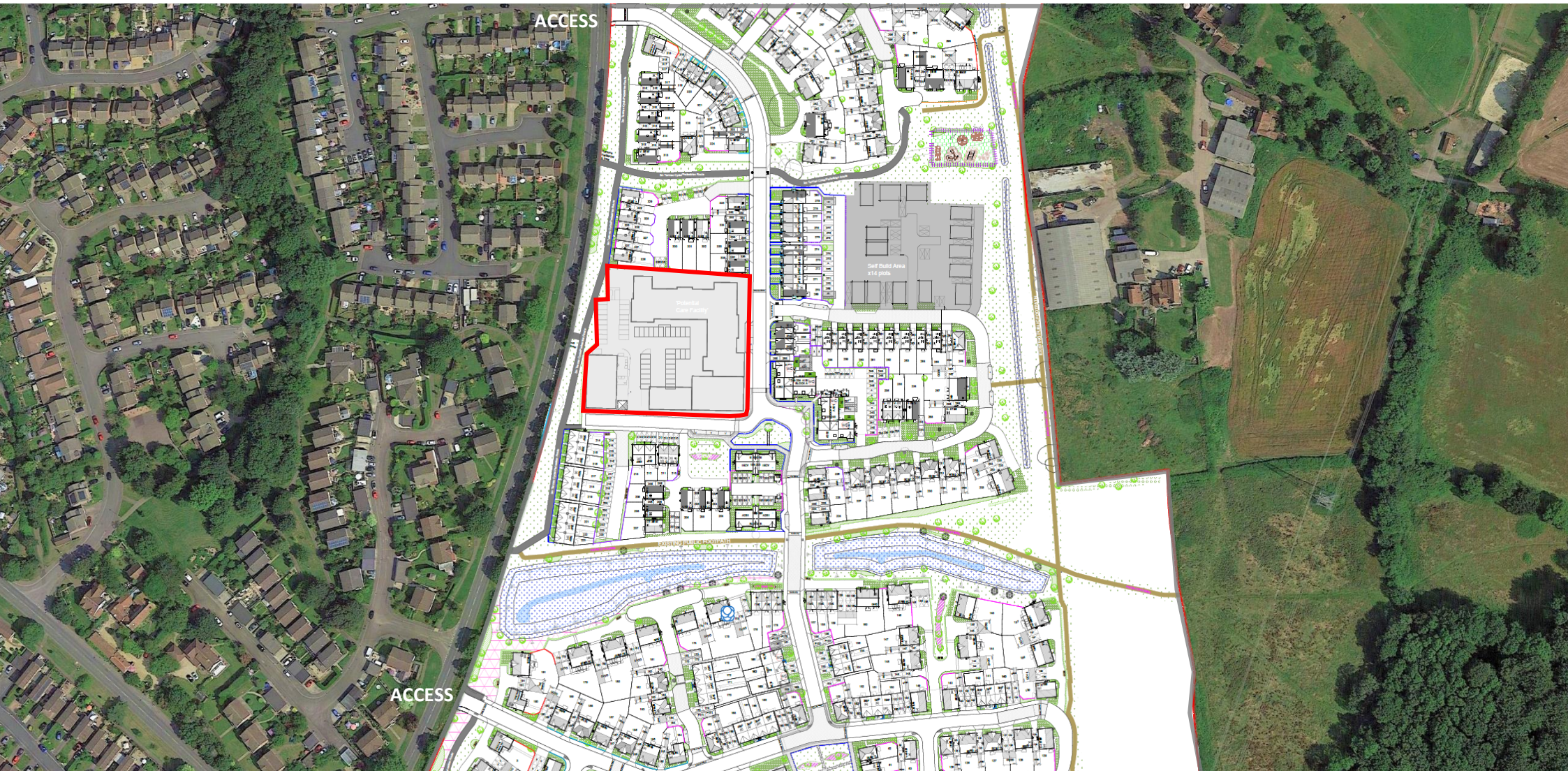


For Sale on behalf of  miller homes

## Thornbury, Gloucestershire

Land off Morton Way, Thornbury, Bristol, BS35 2HX – Forming part of 'Cleve Wood'

Outline Planning Permission for 70 Unit Care Facility and Flexible Community and/or Commercial Facilities within 1.31 Acres (0.53 Hectares)





# Thornbury, Gloucestershire

Land off Morton Way, Thornbury, Gloucestershire, BS35 2HX



## LOCATION

The site is located on the eastern edge of Thornbury, less than a mile from the town centre, and a short distance to the west of the A38, providing direct connection to the M5 and M4 as well as Bristol, some 12 miles south. Morton Way provides around 6 bus stops which run along the 309, 310 and 312 bus routes providing public transport in and out of the area to surrounds such Bristol.

- Thornbury – 0.9 miles
- M5 Motorway Junction 15 – 3.7 miles
- Bristol – 14.9 miles

## DESCRIPTION

The subject site designated is situated to the lower northern part of the Miller Homes 'Cleeve Wood' development which will provide 350 dwellings, including 14-self build dwellings. Development on the site is now underway with the sales centre opening for the first phase in June 2022.

The site offered for sale in part or as a whole as outlined in Red on the front page and lots detailed on page 3. The parcel extends to approximately 1.31 acres (0.53 hectares) in total. It benefits from outline planning permission for a care home facility of approx. 1.03 acres (0.42 hectares) and area of commercial/community use of approx. 0.28 acres (0.12 hectares).

*\*The commercial/community area (outlined indicatively on page 3 in Orange) is subject to being safeguarded under the Unilateral Undertaking.*

## PLANNING

The subject site forms part of a wider application (allowed at Appeal in May 2018, Ref: APP/P0119/W/17/3182296) on the surrounding land. The Outline Application was for the 'Residential development of up to 350 dwellings, including 14 self-build dwellings (all Use Class C3), development of a 70 unit elderly care facility (flexible Use Class C2 and/or C3), development of up to 1,150 sq m floorspace flexible community and/or commercial facilities (Use Classes A1, D1 and/or D2), and associated public open space and infrastructure' Ref: PT16/3565/O.

A Reserved Matters Application, Ref: P20/07655/RM was approved on October 2021 for the erection of 336 no. dwellings which surround the subject site.

It should be noted that since the use classes mentioned within the documents provided in 2018, the following changes have been applied in 2020;

1. Use class A was revoked from 1st September 2020. Class A 1/2/3 were effectively replaced with Use Class E (a,b,c).
2. Use class D was revoked from 1st September 2020. Class D1 was split out and replaced by the new classes E(e-f) and F1. D2 was split out and replaced by the new Classes E(d) and F2(c-d) as well as several newly defined 'Sui Generis' uses.

## PROPOSED SCHEME & LOTTING

### Lot 1 – Care Home Land

Extending to approximately 1.03 acres (0.42 ha) to provide a 70 unit elderly care facility (flexible Use Class C2 and/or C3). Within the S.106 Agreement, the 70 unit elderly care facility is defined as either:

- ExtraCare Housing – housing for the elderly and/or those in need of care and support that comprises of self-contained homes with design features and support service available to enable self-care and independent living or;
- Elderly Care Homes – A facility for residential or nursing care home where a number of older people live, usually in single rooms, and have access to on-site care services and must comply with the Quality Care Commission registration requirements.

### Lot 2 – Community Centre / Retail Land

Community Centre and Retail Land extending to approximately 0.28 acres (0.12 ha) to provide:

- Up to 1,150 sq.m of flexible community and/or commercial facilities (Use Class A1, D1 and/or D2)
- No more than 690 sq.m (gross external area) shall be constructed/occupied for retail (Use Class A1) of which no single retail unit (Use Class A1) shall exceed 400 square metres gross external floor area.

### Lots 1 & 2 – Combined

Offers are invited for the above lots individually or combined. If sold separately shared parking provision will be provided.

## UNILATERAL UNDERTAKING

The application is subject to a signed Unilateral Undertaking, dated 17<sup>th</sup> April 2018. The agreement safeguards the Community Facilities Land for a period of 10 years from the date of planning permission being granted (3<sup>rd</sup> May 2018), until 3<sup>rd</sup> May 2028. If, during that period, a request is made from the Council, or nominated body of the Council, the land will be transferred to that body. Miller will indemnify the purchaser of the site.

## COMMUNITY INFRASTRUCTURE LEVY (CIL)

Currently the CIL payment rate within this area of South Gloucestershire District Council is £0 per sq.m for Residential Care Homes and £120 per sq.m for Retail (classes A1-A5) in Non-Prime Locations. This may be subject to indexation.

## SERVICES

Miller Homes will provide services to the site and provide highway access, anticipated Autumn 2022. All services are to be provided to the boundary.

## VAT

VAT will be chargeable on the purchase price.

## TERMS

The site is offered For Sale by Informal Tender as a Whole or in Lots. Bids should be in accordance with the 'Financial Proposal Form' and be sent to Scott Winnard.

## GUIDE PRICE

Price on Application. All offers are invited by **Noon on Thursday 28<sup>th</sup> July 2022.**

## LEGAL INFORMATION

The site is offered Freehold with Vacant Possession. Each party is to incur their own legal fees in this transaction.

## VIEWING & FURTHER INFORMATION

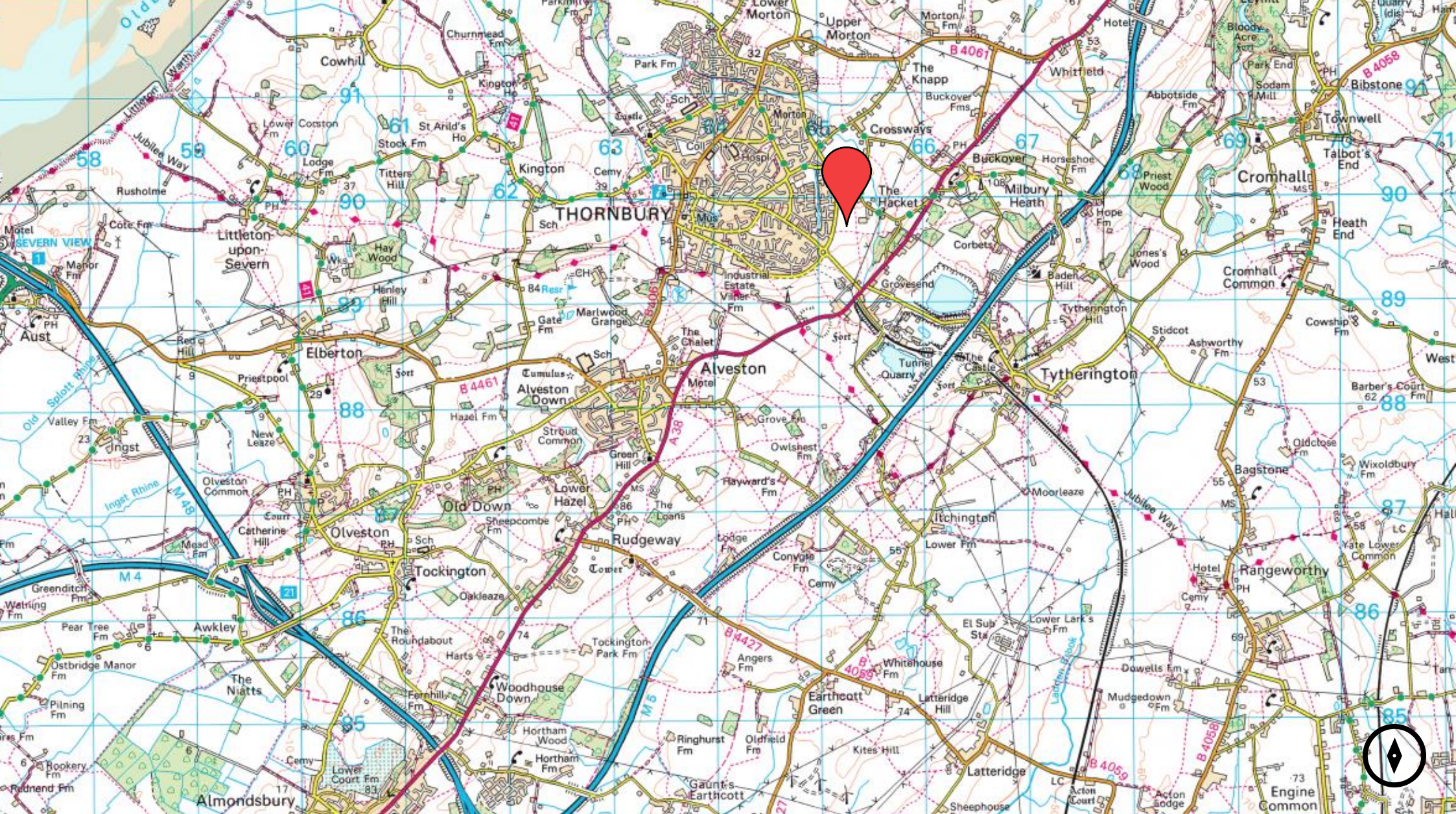
The site can be viewed from the gateway / footpaths off Morton Way. A 'Data Room' has been prepared that provides detailed planning and technical information. For access please email:

[William.matthews@brutonknowles.co.uk](mailto:William.matthews@brutonknowles.co.uk)



Extract from the Detailed Planning Layout – Lines for indicative purposes and may be subject to change. The potential commercial / community land is edged **Orange** and care facility land edged **Blue**. The land is offered in part or as a whole on terms to be agreed.





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