

Option, Promotion or Freehold (+ Uplift)

BK Bruton Knowles

est. 1862

Land to the south of Coleford Road, Bream, Gloucestershire

Site Area: Approximately 27 Acres (10.93 Ha)



Subject Site

Retained Land

Coleford Road



Plan is for indicative use only

Strategic Land at Bream, Gloucestershire



LOCATION (Postcode: GL15 6EU)

The site is located in the Gloucestershire village of Bream situated midway between Lydney (3.7 miles to the southeast) and Coleford (3.7 miles to the northwest). Transport links to the village are good, with direct access to Lydney and the A48 to the southeast. The A48 connects the area to Gloucester and Chepstow, offering a wider range of services and transport options.

The village benefits from a good level of amenities, including a Coop (within 200m of the site), a rugby social club, coffee shop, pharmacy and also a primary school. The nearby town centre of Lydney offers further amenities, including schools, supermarkets, convenience stores, shops, town hall, banks, GP surgery, hospital, churches, post office, public houses, cafes and sports and recreation clubs.

DESCRIPTION

The site comprises approximately 27 acres (10.93 hectares) of pasture land on the south western edge of the village. The site is bound by highway land and the Coleford Road to the north, further paddocks and Parawell Lane to the east, a small farm to the south and residential dwellings to the western boundary. The land bordering Coleford Road around the entrance is relatively flat, however becomes more undulating towards the western boundary and the site rises towards the central area and southern boundary.

The site is easily accessible by road, with vehicular access provided via an established gated entrance off the Coleford Road.

The landowner retains an additional 18 acres (approximate) to the west of the subject site, illustrated as 'Retained Land' and shaded in Blue on the front page.

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. The Draft Local Plan which sets out preferred site allocations is set to be published in Autumn 2022, with adoption expected in early 2024.

Information on the Five Year Housing Land Supply for the Forest of Dean District Council, from the 2020/2021 Housing Supply Position Statement, indicates that the district has a circa 3.9 year supply.

The site lies adjacent to the Settlement Boundary and falls within the majority of the Coal Authority development low risk area (the land adjoining the road sits within a high category area).

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
- Confirmation of payment of landowner's professional fees

Alternatively, the landowner will consider selling the freehold and offers are also invited on this basis, to include uplift terms in the event the land secures planning permission.

Offers should be received by Bruton Knowles via email by **12pm on Wednesday 7th September** to:
harry.breakwell@brutonknowles.co.uk

Bruton Knowles LLP

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

Harry Breakwell BSc (Hons) MRICS

07825 842626

harry.breakwell@brutonknowles.co.uk

Jack Mouldsdale BSc (Hons)

07395 887390

Jack.mouldsdale@brutonknowles.co.uk

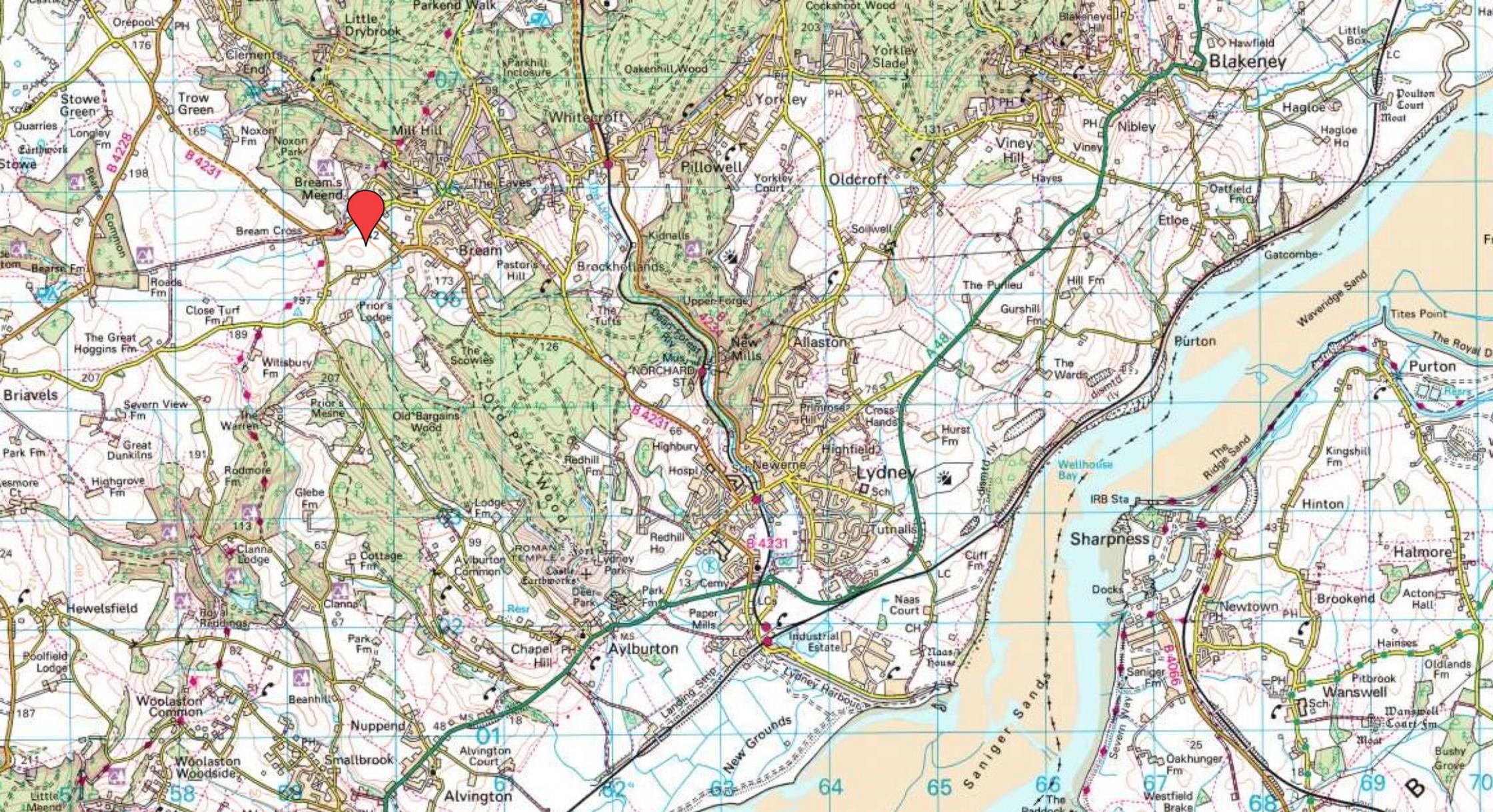
VIEWING

Viewing by prior appointment only.

SUBJECT TO CONTRACT

AUGUST 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.



CONTACT

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

Harry Breakwell BSc (Hons) MRICS
07825 842626
harry.breakwell@brutonknowles.co.uk

Jack Moulds BSc (Hons)
07395 887390
jack.moulds@brutonknowles.co.uk



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.