

DEVELOPMENT OPPORTUNITY

BK

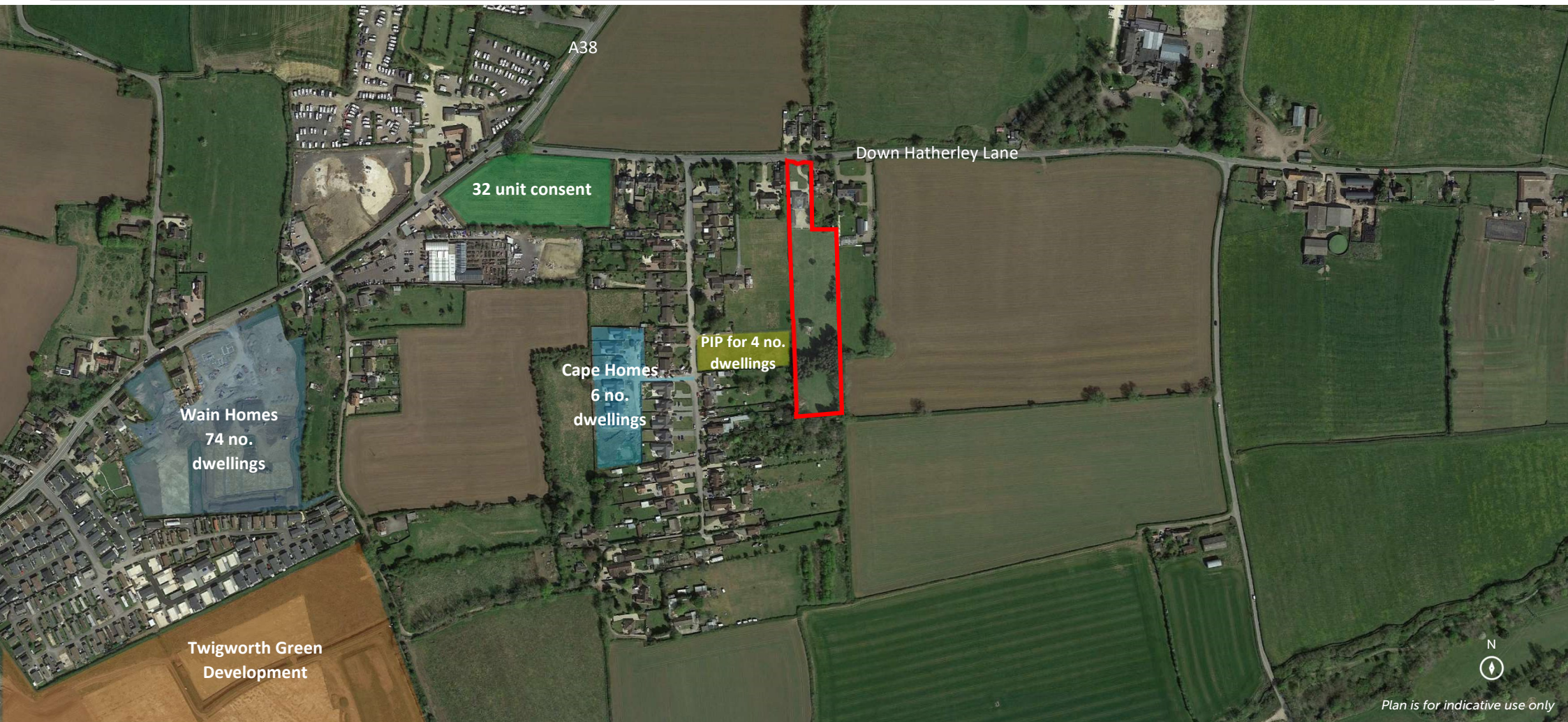
Bruton
Knowles

est. 1862

Land at Down Hatherley

Land at Honeyacres, Down Hatherley, Down Hatherley Lane, Gloucestershire, GL2 9QA

Land for Residential Development (STP) extending to approximately 2.72 Acres (1.10 Ha)



Plan is for indicative use only

Land at Down Hatherley



LOCATION

The site is located within the Gloucestershire village of Down Hatherley, to the south of Down Hatherley Lane and near Hatherley Manor Hotel & Spa. Gloucester city centre is located approximately 2.5 miles to the south west of the site, and the centre of Cheltenham is approximately 6.2 miles to the east. Vehicular access is to the north of the site off Down Hatherley Lane.

DESCRIPTION

The site extends to approximately 2.72 acres (1.10 Ha) and comprises an existing residential dwelling with a large well maintained garden. The southern end of the site comprises a cluster of mature trees. The site is bordered to the east, south and west by residential development and private gardens, with the northern boundary bound by Down Hatherley Lane.

PLANNING

The subject site is situated within the planning jurisdiction of Tewkesbury Borough Council. The Joint Core Strategy (JCS) sets out the strategic planning framework for areas within Gloucester City Council, Cheltenham Borough and Tewkesbury Borough Council. The JCS was adopted in 2017 and is now undergoing a review.

A recent appeal decision, (February 2022), concluded that Tewkesbury Borough Council can demonstrate a Housing Land Supply of 3.83 years.

The site falls within an area designated as 'Safeguarded Land' for longer term development needs under the Joint Core Strategy (JCS). See Policies Map (shown on the following page). The subject land is not allocated, however the opportunity may arise to come forward for development should the Local Authority demonstrate a shortfall in required housing, or through a formal allocation. The site has been removed from the Green Belt.

The JCS preferred site options review is anticipated to be released in June/July 2023. A Representation for the land has been submitted to Tewkesbury Borough Council.

COMMUNITY INFRASTRUCTURE LEVY - CIL

As per the Tewkesbury Borough Council Charging Schedule, the current rate for 2022 for 'Between 11 dwellings and 449 dwellings' and not allocated is £206.21/sqm.

METHOD OF SALE

The land is offered For Sale by Informal Tender, with conditional 'subject to planning' offers invited.

Bids should be in accordance with the financial proposal form which can be provided upon request. Bidders should provide proof of funds with their offer.

Tenders should be submitted to Harry Breakwell by email to harry.breakwell@brutonknowles.co.uk by **Noon Thursday 15th September 2022.**

VAT

VAT will not be chargeable on the purchase price.

GUIDE PRICE

Offers are invited in excess of **£2,000,000.**

Offers are invited on a conditional, 'subject to planning' basis to be received by the tender date.

A speculative scheme of 25-30 units is envisaged.

PROFESSIONAL COSTS

A legal undertaking of £7,500 + VAT for the Landowner's abortive legal fees will be required.

A payment of £7,500 + VAT towards the landowner's agent costs is also required, payable at exchange.

TENURE

The site is offered Freehold with Vacant Possession.

A ransom strip will be retained along the southern, eastern and western boundaries.

VIEWING

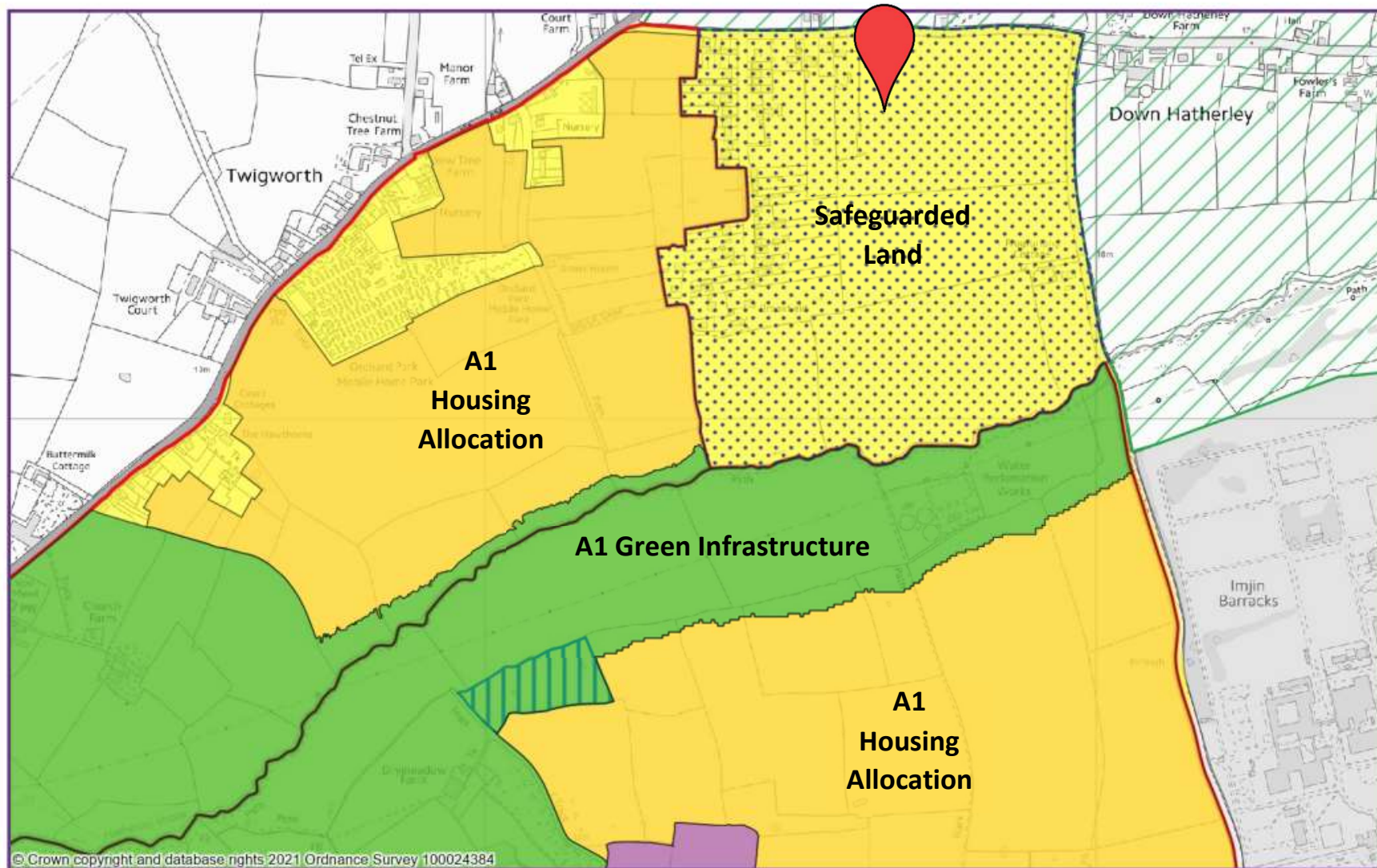
Viewing by prior appointment only.

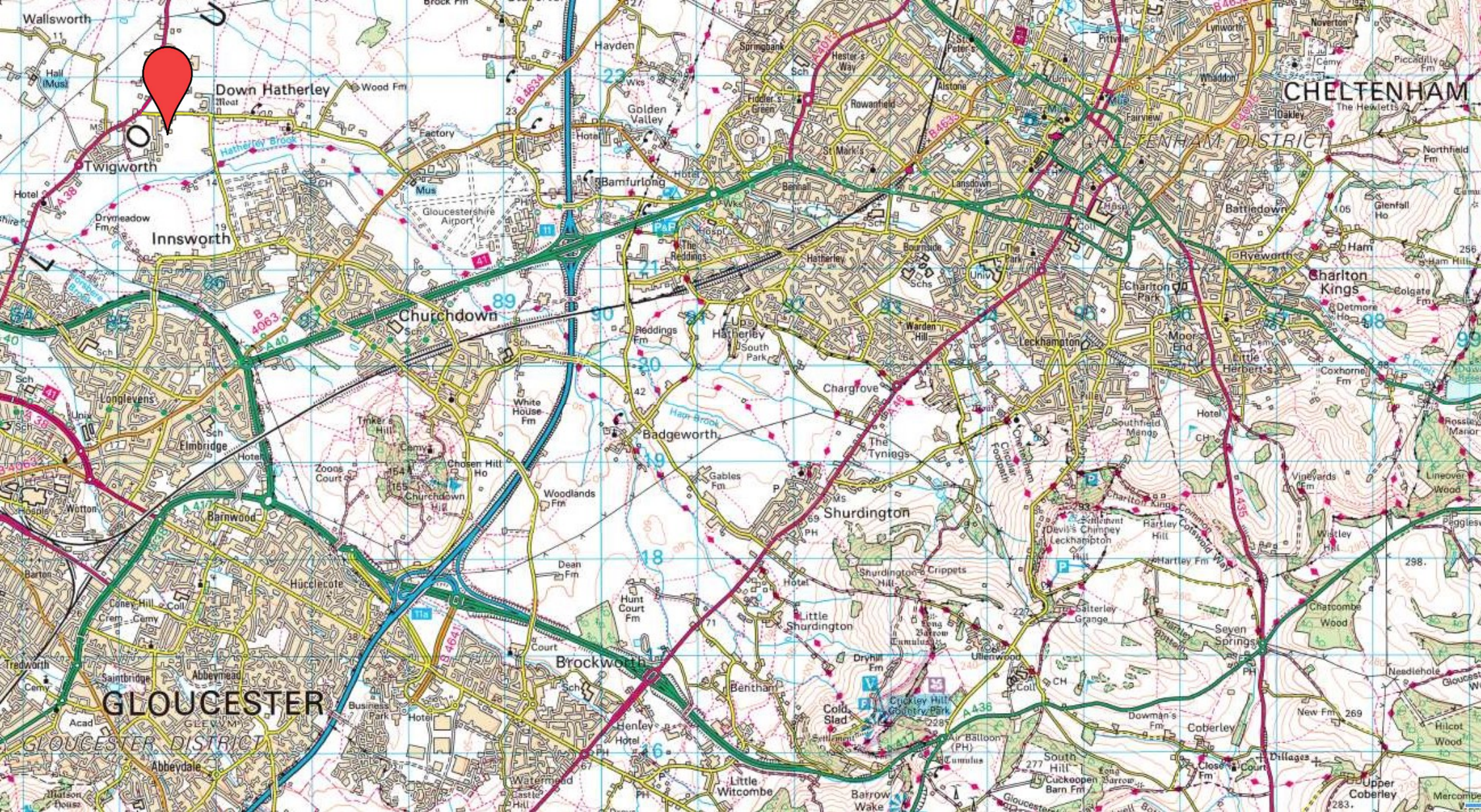
SUBJECT TO CONTRACT

JULY 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 Down Hatherley





CONTACT

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

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

Jack Mouldsdale BSc (Hons)
07395 887390
jack.mouldsdale@brutonknowles.co.uk

BK Bruton Knowles

est.1862