

# RESIDENTIAL DEVELOPMENT LAND

**BK** Bruton Knowles

est.1862

## Minsterworth, Gloucestershire

Land off Ellis Bank Lane, Minsterworth, Gloucestershire, GL2 8JH

Outline Planning Permission for up to 16 no. Dwellings within 2.47 Acres (1.00 Hectare)



Plan is for indicative purposes

# Residential Development Opportunity

Land off Ellis Bank Lane, Minsterworth, Gloucestershire, GL2 8JH



## LOCATION

The subject site is located in the village of Minsterworth, some 4 miles west of Gloucester. The site is situated to the rear of Minsterworth Village Hall, off Ellis Bank Lane, and lies to the north of the A48 which is the primary corridor linking Gloucester to the Forest of Dean. Minsterworth is an elongated village which straddles the A48 with the main cluster of properties situated off Church Lane.

The nearby city of Gloucester provides an extensive range of services, amenities and employment opportunities.

## DESCRIPTION

The subject site comprises an 'L' shaped field extending to approximately 2.47 acres (1 hectare). The freehold land forms part of a wider arable field (Land Registry Title No. GR411958), which is bordered by hedges to the east and south. A single oak tree lies to the north-east corner. To the west of the site lies Minsterworth Village Hall and to the south, residential development. The A48 is situated to the south and agricultural land extends beyond the eastern boundary.

## PLANNING

The subject site is situated within the planning jurisdiction of Tewkesbury Borough Council. Planning Policy is covered by the Tewkesbury Borough Plan 2011-2031 which was adopted on the 8<sup>th</sup> of June 2022. The site falls within the defined settlement boundary of Minsterworth, a Service Village as identified in the Joint Core Strategy (JCS).

The consented application is outlined below:

- **20/00936/OUT** – Outline application for the erection of up to 16 dwellings (all matters reserved except for access). The consent was granted on the 20<sup>th</sup> of October 2022.

## PROPOSED SCHEME

All matters of the proposed scheme are reserved for future consideration, except for access, which is off Ellis Bank Lane fronting onto the A48. The access road will run through the 14 no. unit Rooftop Housing scheme and connect to the subject site road to the east.

## SECTION 106 SUMMARY (Please see data room for S.106)

Copies of the S.106 Agreements are contained within the Data Room. The pertinent contributions are outlined below:

- Home to School Transport Contribution - £106,400
- Affordable Housing Commuted Sum - £52,000
- Monitoring Fee - £1,750
- Refuse and Recycling Contribution - £73/dwelling (£1,168)
- Affordable Housing – 40% of the dwellings are to be affordable housing with the following mix or as agreed with the Council but with a 60/4 split, Social Rented Units and Shared Ownership Units:
  - Social Rent
    - 1B2P House/Mais – 2 units
    - 1B4P House – 1 unit
    - 3B6P House – 1 unit
  - Shared Ownership
    - 1B4P House – 1 unit
    - 3B6P House – 1 unit

## COMMUNITY INFRASTRUCTURE LEVY

The subject scheme is liable to the prevailing rate of CIL, as set out within the Tewkesbury Borough Council Charging Schedule. We understand that this site falls under 'Generic Sites' and 'Tewkesbury between 11 and 449 dwellings', which is set at £200/sq.m, subject to indexation.

## SERVICES

Purchasers will have the ability to connect into mains electricity and water via the adjacent Rooftop scheme. Purchasers should satisfy themselves as to services, we have not carried out any tests in this regard.

## VAT

VAT will not be chargeable on the purchase price.

## LEGAL INFORMATION

The site is offered Freehold with Vacant Possession. A legal undertaking of £10,000 + VAT for the landowner's abortive legal fees will be required.

An agreement to acquire a ransom strip granting rights of access and service connections via the Rooftop scheme, to serve the development site, is currently being prepared.

The landowner is to retain a vehicular right of access to their retained land situated to the north, with service connections made available to the boundary. The access should be wide enough to be an adoptable road. Step in rights will also be reserved to be able to extend service connections from the boundary of the site to the retained land.

## VIEWING & FURTHER INFORMATION

The site is to be viewed by appointment only.

A 'Data Room' has been prepared that provides detailed planning and technical information. For access please email: [jack.mouldale@brutonknowles.co.uk](mailto:jack.mouldale@brutonknowles.co.uk)

## TERMS

The site is offered For Sale by Informal Tender. Offers are invited on the Outline Consent. Tenders should be submitted to Harry Breakwell by post or by email to: [harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)

Bids should be in accordance with the 'Financial Proposal Form' contained within the Data Room, and be received by Bruton Knowles prior to **Noon Thursday 23<sup>rd</sup> February 2023**.

## SUBJECT TO CONTRACT - JANUARY 2023

**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.





## CONTACT

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**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.