

STRATEGIC LAND – DRAFT ALLOCATION

Whaddon, Gloucester

Land off Naas Lane, Whaddon,
Gloucester, GL4 0XB
Approx. 52.09 Acres (21.08 Ha)

G2 Strategic Site
Allocation:
Land at Whaddon



Taylor Wimpey

Hunts Grove Future Phase

Plan is indicative and not to scale

Strategic Land

Approximately 52.09 Acres (21.08 Ha)



DIRECTIONS

From Junction 12 of the M5 motorway, head north on the A439 to the Cross Keys Roundabout to join the A38 dual carriageway towards Quedgeley. Follow the dual carriageway until the Waterwells Roundabout, taking the second exit onto Waterwells Drive. Continue over the next roundabout on Waterwells Drive, through the Business Park until taking a left at the following roundabout onto Stephenson Drive. Follow this road until it meets Naas Lane. Drive beneath the railway bridge and the sites are located on the left and right hand side of Naas Lane.

LOCATION

The subject site is located on the southern edge of Gloucester which sits between Whaddon and Brookthorpe. The sites lie some 6 miles to the south of Gloucester City Centre and 3 miles north east of Junction 12 of the M5 motorway. From here, Cheltenham is within a 20 minute drive to the north and Bristol is within a 35 minute drive to the south. The sites are connected to the A4173 (1.5 miles to the east) which provides direct access to settlements of Gloucester and Stroud. The surrounding area of Quedgeley benefits from a good level of amenity, with several supermarkets, multiple employment opportunities, and a number of schools. Gloucester offers a further range of retail, healthcare and educational facilities. Gloucester Train Station is easily accessible with regular services to South Wales, Cheltenham, Swindon, Bristol and London Paddington.

DESCRIPTION

The site comprises four parcels of agricultural/pasture land, extending to an approximate total of 52.09 acres (21.08 hectares). **Parcel A** extends to approximately 32.68 acres and to the south. **Parcel B** extends to approximately 8.54 acres. Both parcels are accessed via Naas Lane through existing agricultural gateways. Parcel A is surrounded by extensive pasture land to the north, east and north-west and is bound by the M5 to the south and Naas Lane to the south west. Parcel B is bound to the north by Naas Lane, pasture to the east and a caravan/mobile home site.

Parcel C extends to approximately 6.29 acres and **Parcel D** extends to approximately 1.37 acres. All parcels have access off Naas Lane. **Parcel E** extends to approximately 3.21 acres which is accessed via neighbouring land.

All of the parcels form part of the wider Freehold Title GR315917. Parcel E is unregistered.

PLANNING

The subject sites are located within the planning jurisdiction of Stroud District Council. Stroud District are currently reviewing the Local Plan which was submitted to the Planning Inspectorate for Examination on the 25th of October 2021. The Inspectors have now published their Examination Guidance Note, Hearing Programme and Matters Issues and Questions. The Examination Hearing is scheduled to commence on the 7th March 2023.

Part of the land could be utilised as highway improvement to Naas Lane for the wider scheme.

DRAFT ALLOCATION

During the Stroud District Local Plan Review, a site at Whaddon was safeguarded within the Draft Plan to contribute to meeting Gloucester City's needs. The draft allocation G2, referred to as the 'Land at Whaddon' proposes approximately 2,500 dwellings, local centres including shops, community and employment uses, secondary and primary schools, bus interchange, rail halt, green infrastructure open space and strategic landscaping.

The Council's response in the Draft Plan Consultation Report in 2021 states that *"this site is not associated with any established Stroud settlement set out within the settlement hierarchy. However, the site relates well to the urban edge of Gloucester and this site offers the potential to contribute to Gloucester City's housing needs at a location which maximises the potential for residents to use active travel and public transport to access jobs, services and facilities."*

The 32.68 acres of Parcel A forms part of the wider proposed Housing Allocation within the Draft Stroud District Local Plan and has not been previously promoted. The wider allocation is being actively promoted by Taylor Wimpey/Black Box Planning.

TERMS

The site is available for promotion via an Option or Promotion Agreement. 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 (s) to landowner
- Confirmation of payment of landowner's professional fees

Offers should be submitted to Jack Mouldsdale by email.

To register your interest, please email:

jack.mouldsdale@brutonknowles.co.uk

VIEWING

Viewing by prior appointment only.

SUBJECT TO CONTRACT

FEBRUARY 2023

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.



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