

STRATEGIC LAND

Land between Church End and Twyning, nr Tewkesbury GL20 6DA

Approx. 47.5 Acres (19.2Ha)

BK Bruton
Knowles

est. 1862

21 no. Unit
Full App.

36 no. Unit
Consent

Subject
Site

Church
End

Twyning

Brockridge Road

A38

Plan is indicative and not to scale.

Strategic Land

Approximately 47.5 acres (19.2 Ha)



LOCATION

Twyning is an attractive village divided into two parts, with the older 'Church End' to the south and 'Twyning Green' to the east, situated adjacent to the River Avon to the north of Gloucestershire, equidistant between Gloucester and Worcester. The village has a good range of services to include a village shop, recreation complex, cricket club, two pubs, village hall and a primary school. Twyning is a sought after rural settlement due to its strategic location, with easy access to the A38 and J1 of the M50 via Bockeridge Road to the north. The area is well served by public transport with regular bus services to Gloucester, Staunton, Upton-upon-Severn and Tewkesbury.

DIRECTIONS

From J1 of the M50, head towards Twyning via Bockeridge Road. Once you reach Twyning, turn right towards Church End. Follow this road until you see the signs for ACE Cross Country on your left which is where the primary access is for the site.

DESCRIPTION

The site extends to approximately 47.5 acres (19.2 hectares) and comprises land that is predominantly used for equestrian purposes.

The site forms part of the Freehold Titles; GR374780 and GR210020.

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 8th June 2022. 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.

The Preferred Options Consultation is timetabled for Spring 2023, with Pre-Submission Consultation expected in Autumn 2023. The Tewkesbury Borough Plan identifies Twyning as a Service Village.

Directly adjacent to the northern boundary of the subject site there is Outline planning permission for 'up to 36 (maximum) dwellings, including residential dwellings for over 55's.

Further to the north, the application for 21 no. dwellings, ref: 22/00232/FUL recently received a Resolution to Grant Planning.

It has been concluded in a recent Appeal, dated the 24th March 2023 (Appeal Ref: APP/G1630/W/21/3284820) that a Housing Land Supply in excess of 5 years cannot be demonstrated by Tewkesbury District Council.

The Local Neighbourhood Plan identifies this area as a strategic gap between Twyning and Church End. We are looking for a promoter who will work with the Parishes with the aim to provide a green buffer to Church End with appropriate public benefits.

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 to landowner
- Confirmation of payment of landowner's professional fees

Offers should be submitted to Scott Winnard by post or email to: scott.winnard@brutonknowles.co.uk

To register your interest, please email: jack.moulds@brutonknowles.co.uk

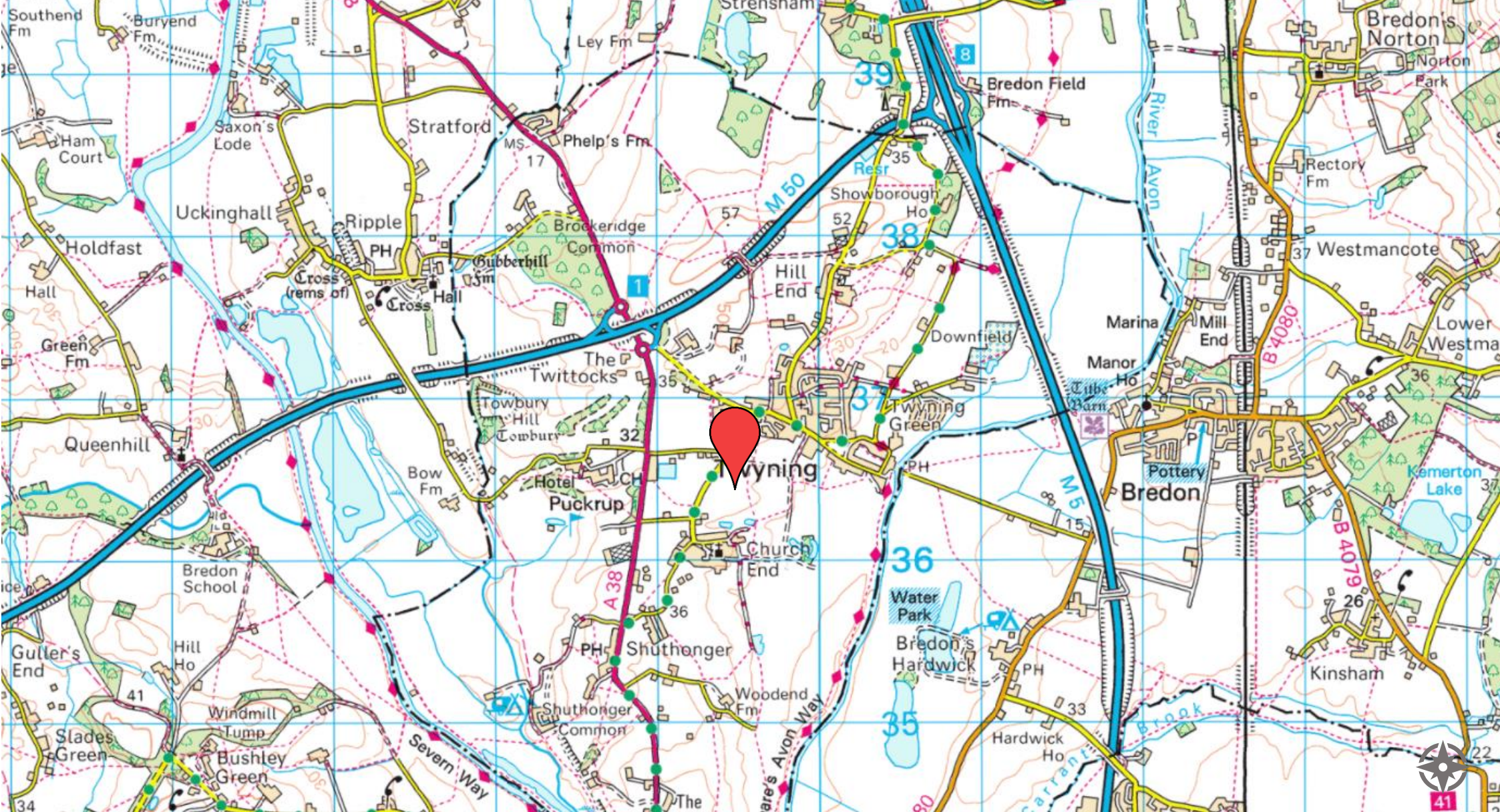
VIEWING

Viewing by prior appointment only.

SUBJECT TO CONTRACT

APRIL 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.



CONTACT

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

Scott Winnard MRICS FAAV
07808 904492
scott.winnard@brutonknowles.co.uk

Jack Mouldsdales BSc (Hons) MRICS
07395 887390
jack.mouldsdales@brutonknowles.co.uk

BK Bruton
Knowles

est.1862

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.

www.brutonknowles.co.uk