

STRATEGIC LAND



Land to the east of Playley Green, Redmarley, Gloucestershire, GL19 3JX

Approx. 9.08 Acres (3.67 Ha)



Plan is indicative and not to scale.

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Approximately 9.08 Acres (3.67 Ha)



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est. 1862

LOCATION

The subject site is located off the A417, between Gloucester and Ledbury. The site is outside the village of Redmarley. The village has a reasonable amount of amenities which include a public house, Primary Academy, village hall, playground, dog park and cricket club.

DESCRIPTION

The site extends to approximately 9.08 acres (3.67 hectares) and comprises a number of paddocks, stables and menage.

Vehicular access to the site is provided in two places, via Playley Green to the east of the site and via Drury Lane on the northern boundary, both of which connect to the A417 to the east.

The site forms part of the wider Freehold Title, GR124955.

PLANNING

The site is located within the planning jurisdiction of Forest of Dean District Council, with current planning policy comprising the Allocations Plan, Cinderford Northern Quarter and the Core Strategy which guides development across the district until 2026. The new Local Plan is currently being prepared to set out a framework for the district until 2041. The next formal stage of the Local Plan Review is to seek guidance for the Draft Local Plan and confirm its strategy. The views on the Issues and Options and Preferred Option, along with over evidence will then be used to develop the new Local Plan. Comments will be requested on the Draft Plan in Spring 2024. After this consultation, the Draft Plan will be updated and a Publication Version will be agreed. Formal representations on the Publication Version will be invited in Spring 2025.

Redmarley is a Tier 4: Small Villages settlement as outlined in the Forest of Dean's Settlement Hierarchy. Redmarley was considered in the Core Strategy to be a 'small village' where there are some local services/facilities.

TERMS

The site is available for promotion via a Promotion Agreement or Conditional Contract. Parties are invited to submit terms as follows:

- Type of agreement
- Percentage - discount/share of proceeds
- Term (s) 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
- Price if conditional

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

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

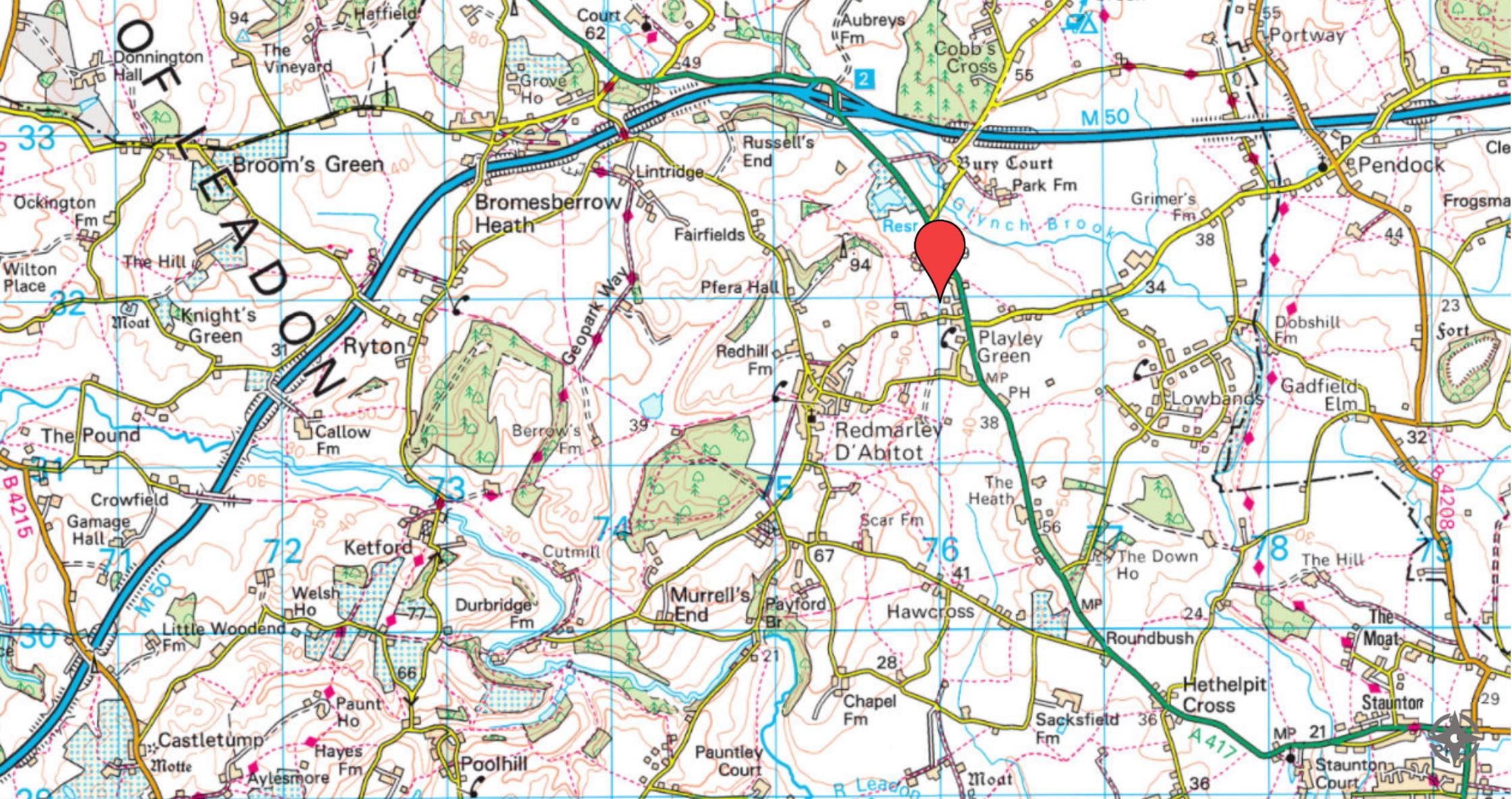
VIEWING

Viewing by prior appointment only.

SUBJECT TO CONTRACT

SEPTEMBER 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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