

FOR SALE – STRATEGIC LAND

Land to the rear of Beechwood & Meadow View, Main Road, Huntley, GL19 3DZ



Plan is for indicative purposes only

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LOCATION (GL19 3DZ)

The site is located to the south of the village of Huntley off the A40, on the edge of the Forest of Dean. The area is well served with amenities, including a primary school, public house, cricket club, village hall, and a butcher. The site is accessed via an existing shared driveway located off the A40.

Huntley is well connected, with the A40 providing direct links to Gloucester and Ross-on-Wye, with the Golden Valley Junction of the M5 motorway less than 12 miles from the site. Both Ross-on-Wye and Gloucester town centres provide further amenities to include shops, supermarkets, restaurants, public houses, coffee shops and train stations. Huntley is served by regular bus services providing links to a wide range of locations to include Gloucester, Cinderford, Coleford, Ross-on-Wye, Hereford and Newent.

What 3Words - [///sober.embedded.escalated](#) - [Direct Link](#)

DESCRIPTION

The site extends to approximately 0.47 acres (0.19 ha) of pastureland and is located to the rear of Beechwood and Meadow View house. The site bisects the settlement of Huntley on an east/west axis linking Gloucester to the east and Ross-on-Wye to the north-west.

Existing residential development abuts the northern, eastern and western aspects of the site. The A40 is located to the north of the site and provides an access point via an existing shared driveway currently serving Beechwood and Meadow View. The south of the site is bordered by arable land.

According to the Environment Agency's Flood Map for Planning, the site is located within Flood Zone 1, the lowest probability of flooding. We are informed that the land does not have any history of flooding.

PLANNING

The site is located within the planning jurisdiction of Forest of Dean District Council. Forest of Dean's current Local Plan comprises of 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 and is at Regulation 18 stage, with the latest consultation on the Draft Local Plan having been held in July and August 2024.

In light of the government's revisions to the National Planning Policy Framework (NPPF) December 2024 and standard method housing figure, there will be a 6-week consultation during the summer of 2025 on a revised strategy and preferred options. It is understood that the Forest of Dean District Council's local housing need under the new standard method is to increase to 600 per annum from 330 per annum.

5 Year Housing Land Supply

According to the Forest of Dean District Council's latest Housing Delivery Note, the authority can only show a supply of **3.32 years**.

The subject site also falls under the Huntley Neighbourhood Development area. The Huntley Neighbourhood Development Plan (2022 to 2026) was adopted in September 2023.

We understand a planning application was submitted under application reference P0107/23/PIP for the erection of up to 3 dwellings. The application was however withdrawn in February 2023.

The site adjoins the settlement boundary to the north.

ECOLOGY

It is considered that the proposal has triggered the need to undertake a Habitats Regulations Assessment (HRA). The Planning Officer suggested that this could not be defended by a PIP application, however with an Outline or a Full Application, the information can be provided and conditioned as a

recommendation of a positive HRA and addressing the Habitat Regs.

The landowners withdrew the PIP application (Ref: P0107/23/PIP) due to this ecology requirement, which could not be defended as part of the PIP application.

SERVICES

Rights have also been retained through the land bordering the site immediately to the south for the benefit of laying services. Additional rights for drainage were reserved over the shared driveway to the north. We have not carried out any tests with regards to availability or capacity of services

LEGAL INFORMATION

The site is registered under part of the Freehold Title GR276011.

A legal undertaking will be sought to cover abortive legal fees.

VAT

The site is not currently registered for VAT, however the landowner retains the right to opt to tax.

TERMS

The site is available for sale by private treaty. Offers are invited on an unconditional and conditional (subject to planning basis).

Offers should be sent to Bruton Knowles via email to Jack Mouldsdale:

jack.mouldsdale@brutonknowles.co.uk

VIEWINGS

Viewing is strictly by appointment only. To arrange a viewing, please contact Jack Mouldsdale.

SUBJECT TO CONTRACT – AUGUST 2025

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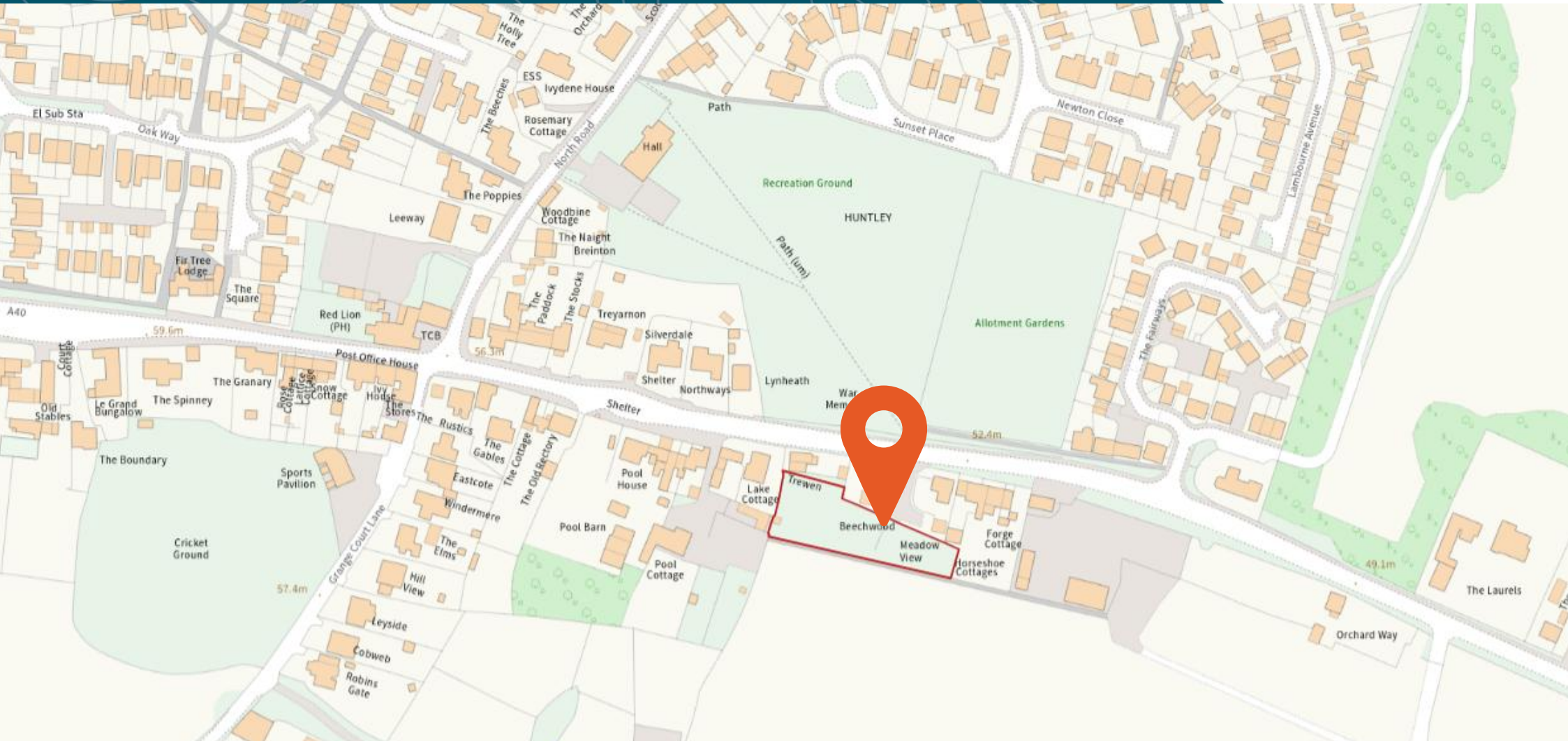
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