

# DEVELOPMENT/BNG LAND (STP)

Land off Rea Lane, Hempsted, Gloucester, GL2 5XB – approx. 4.33 Acres (1.75 Ha)



*Plan is for indicative purposes only*

**STRATEGIC LAND**

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# POTENTIAL DEVELOPMENT LAND (STP)



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## LOCATION

The site is located to the west of Rea Lane within the village of Hempsted on the south western edge of Gloucester. The site sits adjacent to the completed Redcliffe Homes development 'Strawberry Fields' to the north. Hempsted benefits from a number of amenities, including a primary school, village shop, church, village hall, community hall, rugby club, recreational ground and play area. A wide range of services are provided in Gloucester and the regenerated Docks which is within walking distance.

## DESCRIPTION

The site extends to approximately 4.33 acres (1.75 hectares) and comprises a parcel of pasture land which slopes downhill from the residential scheme to the north, to a lower lying southern woodland area within Flood Zones 2/3.

Access to the site is currently provided two entrances, one of which is via a retained access through the Strawberry Fields development to the north and the other is via an agricultural gateway off Rea Lane to the south of the site.

According to the Environment Agency's Flood Map for Planning, the lower parts of the site are located within Flood Zones 2/3.

## PLANNING

The site is located within the planning jurisdiction of Gloucester City Council, whereby planning policy is covered by the adopted Development Plan which comprises the the Joint Core Strategy (2017), Gloucester City Plan 2011-2031 (2023) and the remaining saved policies of the City of Gloucester Local Plan (1983).

Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council have re-committed to preparing a new joint strategic plan (CGTSLP). It will be a single plan including strategic policies (which are currently included in the JCS) and local policies (currently included in the individual local plans). The latest Local Development Scheme for Gloucester City Council states that evidence gathering, plan-preparation, and community and stakeholder engagement (Regulation 18) will be undertaken from February 2025 to April 2026, with the

Council approvals for the Pre-Submission SLP (Regulation 19) planned for May-July 2026.

### 5 Year Housing Land Supply

According to Gloucester City Council's latest Five Year Supply Statement, the Five Year Housing Land Supply Calculation as at 31<sup>st</sup> March 2025 was **3.1 years**.

### Pre-Application Advice

A pre-application enquiry was made to Gloucester City Council in December 2023 in relation to a proposal for the construction of up to 9 no. dwellings. The pre-app focused on a scheme of 'up to 9 dwellings', to reflect the topography and ecology on the site which may limit development only to the northern/eastern areas. The response was broadly positive and a copy of this document can be provided upon request.

Based on the pre-app advice and the nature of the site, it is estimated that it offers reasonable prospects for a small scale, but high quality, open market cul de sac development (no AH, CIL or S.106).

With it identified as being located within a Nature Recovery Area (NRA), it is anticipated that protection and enhancement of undeveloped elements of the site could assist a planning case, as well as satisfy BNG liabilities for development on the site or to offset other development.

## SERVICES

It is understood that mains services are available within close proximity to the site, however parties should make and rely on their own enquiries in respect of the availability of capacity and connection costs of all services and utilities.

To facilitate development of the Strawberry Fields development scheme (Redcliffe Homes), underground attenuation tanks were located on the subject land. It is anticipated that these will constrain development layout/numbers, but there may be scope to relocate or use the land above for POS or BNG uses.

## LEGAL INFORMATION

The site is registered under the Freehold Title GR331072. An additional c.0.1 acre parcel of woodland in the north western corner is also included.

The site benefits from unrestricted rights of way retained across the estate road of Strawberry Fields, and suitable rights to implement a development access off the southern extent of the estate road (subject to planning).

## VAT

VAT is not chargeable.

## TERMS

Offer are invited for the freehold purchase of the property.

The vendors will consider offers for :

- Unconditional freehold sale
- Unconditional freehold + uplift
- Conditional (subject to planning)

Offers should be sent to Bruton Knowles by **Noon on Thursday 5<sup>th</sup> March 2026** via email to Jack Mouldsdale:

[jack.mouldsdale@brutonknowles.co.uk](mailto:jack.mouldsdale@brutonknowles.co.uk)

## VIEWINGS

The site can be viewed from the gateways off Rea Lane, and Strawberry Fields.

## SUBJECT TO CONTRACT – JANUARY 2026

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## Contacts:

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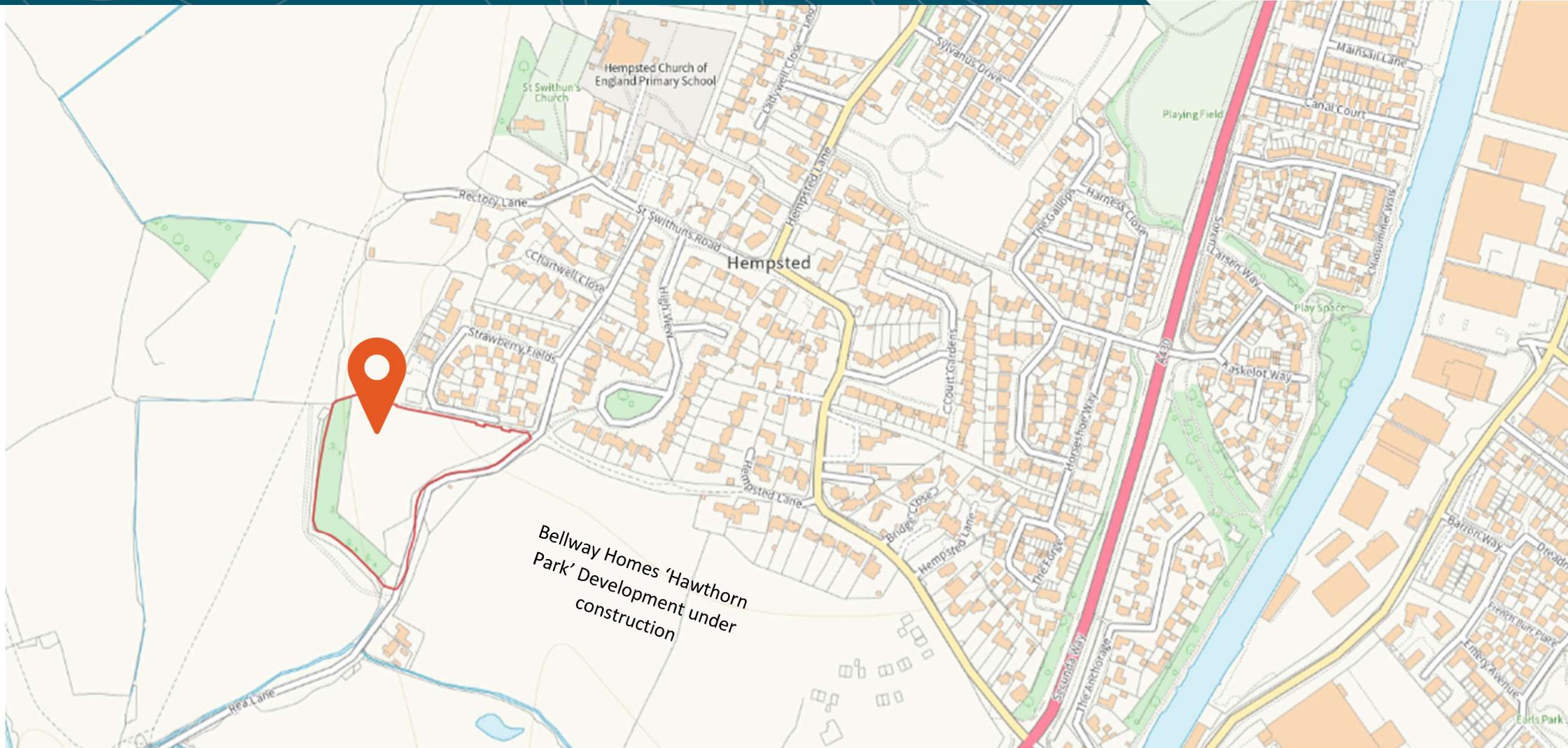
Bellway Homes 'Hawthorn Park' Development under construction



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