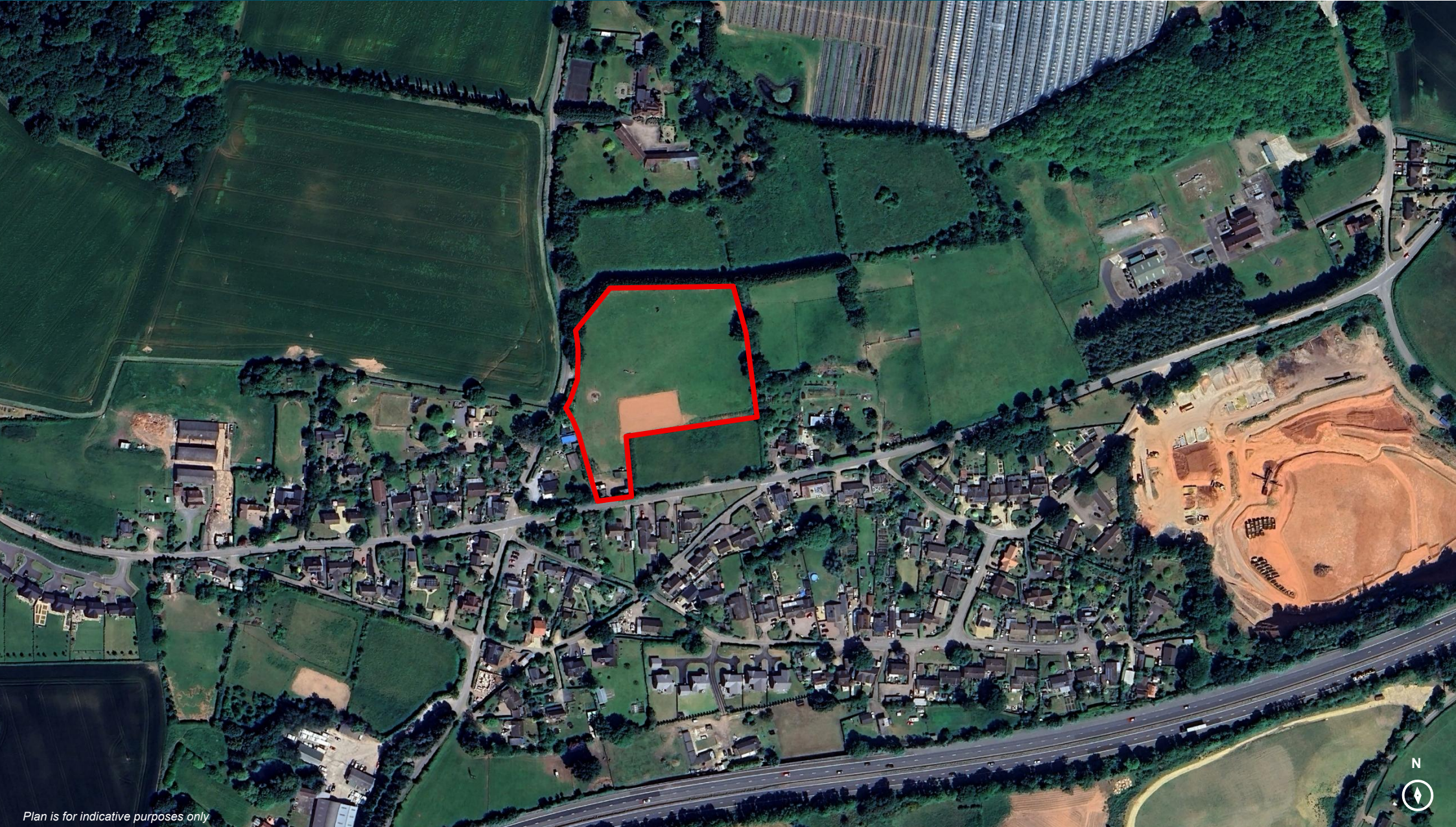


DRAFT ALLOCATED STRATEGIC LAND

Land to the north of Beach Lane, Bromsberrow Heath, Gloucestershire, HR8 1PE



Plan is for indicative purposes only

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LOCATION

The subject site is located within Bromsberrow Heath, a well-served rural village in the Forest of Dean district of Gloucestershire, close to the Herefordshire border.

Bromsberrow Heath benefits from a shop and post office. Within close proximity of Bromsberrow Heath is a primary school, church, village hall and sports field, covering everyday needs locally. Broader shopping, healthcare and leisure facilities are available in Ledbury (5 miles) and Newent (6 miles), with the city of Gloucester roughly 15 miles to the south-east.

The A417 links the village to Junction 2 of the M50 within a mile, giving connections to the M5, Birmingham, Bristol and South Wales, while Ledbury station offers rail services to Worcester, Hereford and London Paddington

What 3Words - [///olive.pelt.mountain](https://www.what3words.com/olive.pelt.mountain) - [Link](#)

DESCRIPTION

The site occupies approximately **3.38 acres (1.37 hectares)**, forming an irregular parcel of gently sloping land. It's western boundary is clearly defined by Dyke House Lane and the residential dwelling of Southleigh (also within landowners ownership) while the northern and eastern boundaries border open farmland and are marked by established hedgerows. To the south of a site lies a small area of hardstanding, with a small assortment of stales and outbuildings.

The site is not located within the Green Belt nor is it within an Area of Outstanding Natural Beauty (AONB). The Environment Agency's flood zone mapping shows that the site lies within Flood Zone 1, the lowest risk of flooding.

Access

Access to the site is provided via a gateway off Beach Lane, with a further access gate via Dyke House Lane.

PLANNING

The site falls within the administrative area of the Forest of Dean District Council. Planning Policy is currently covered by the Allocations Plan, Cinderford & Northern Quarter and the Core Strategy which guides development across the district until 2026.

The Council has been progressing work on a new local plan. A strategy focused on dispersal of development around the existing and established settlements was agreed by Council in October 2023 to deliver 330 new dwellings per annum for the duration of the Local Plan period (2021– 2043).

This strategy was subject to a Draft Local Plan (Reg 18) consultation which ended in August 2024 and it was envisaged that the publication (Reg 19) version of the plan would be made available for formal representations in Spring 2025.

However, the recent Government consultation on the proposed changes to the NPPF included a new standard methodology for housing requirements. These proposed changes have now been confirmed (Dec 2024) and command a significant uplift in the housing requirement to 600 new dwellings per annum. A consultation on Options to deliver the additional housing requirements ended in September 2025 and the revised draft plan (Reg 18) was published on 4th February with the Councils preferred options including the creation of a one or more new settlements.

Draft Residential Allocation -

As part of the regulation 18 consultation, the land has been allocated under part of Policy *RLP.71 - Land to North of Beach Lane, Bromsberrow*. This allocation has outlined part of the land for approximately 25 new dwellings.

SERVICES

Parties are advised to make their own investigations as to service locations, capacities and connection costs.

LEGAL INFORMATION

The site is registered under the Freehold Title GR311880.

VAT

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

TERMS

Offers are invited on a subject to planning basis, option or promotion agreement.

Parties are invited to submit terms as follows:

- Type of agreement (i.e. Subject to planning, option/promotion agreement)
- Percentage - discount/share of proceeds
- Premium payment(s) to landowner
- Term (s) of agreement/Longstop
- Any deductible costs and cost caps
- Minimum price
- Planning strategy
- Confirmation of payment of landowner's professional fees (agent & legal)

To obtain a tender form, please contact Bryn Evans: bryn.evans@brutonknowles.co.uk

Offers should be sent to Bruton Knowles via email to Harry Breakwell: Harry.breakwell@brutonknowles.co.uk

VIEWINGS

Viewings are strictly by prior appointment only with Bruton Knowles.

SUBJECT TO CONTRACT – APRIL 2026

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Gloucester office:

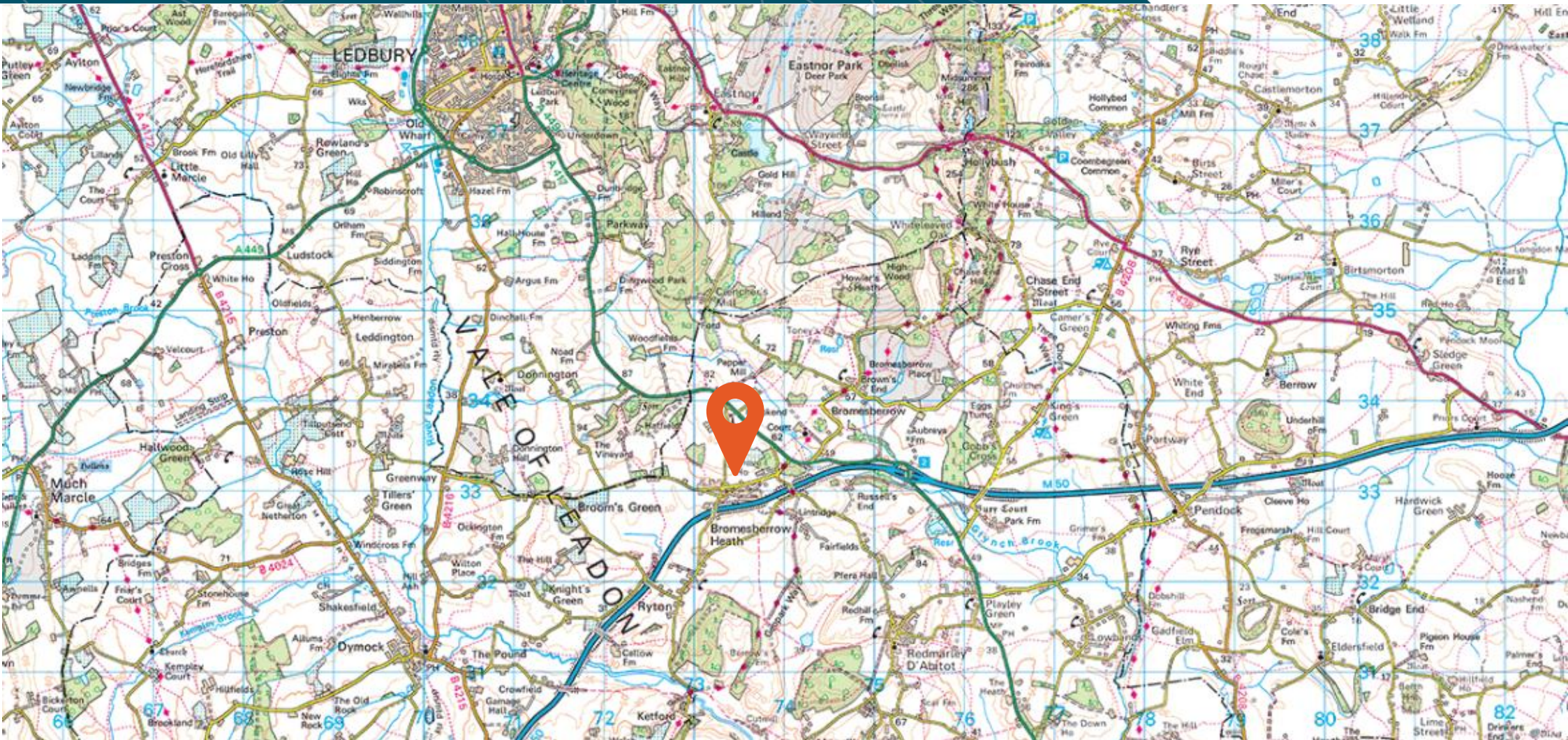
Olympus House, Olympus Park,
Quedgeley, Gloucester, GL2 4NF



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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 registered 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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