

Road side/Commercial/Retail land

Land to the East of A38, Whitminster, Gloucester, GL2 7NZ



Whitminster

Highfield
Garden Centre

A38

Lot A

Commercial
development site
under ref:
S.17/2851/OUT

Lot B

Lot C

Grove Lane

1240 dwelling
application under
ref: S.23/0440/OUT

900 dwelling & 4.48 ha
Employment land
application under ref:
S.23/0445/OUT

FOR SALE OR LEASE

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Plan is for indicative purposes only.

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OVERVIEW

Lots:

- **Lot A** – 0.83 acres
- **Lot B** – 0.87 acres
- **Lot C** – 7.01 acres
- **Total** – 8.71 acres

LOCATION

The site is located to the south west of whitminster, on the A38 and in **close proximity to the M5 junction 13**. Whitminster is a small village located in Gloucestershire, within the Stroud District, approximately 7 miles south-west of the City of Gloucester and 6 miles north west of the town of Stroud. Directly to the West of the site lies Highfield Garden Centre, with a small convenience store and Public House to the north.

- **Gloucester – 7 miles**
- **Stroud – 6 miles**
- **Stonehouse Train Station – 3.5 miles**
- **M5 J13 – 1 Mile**

DESCRIPTION

Lot A: Consists of 0.83 acres of hardstanding land, with an existing farm house of 1,862 sq ft and an agricultural barn. The land is bound by mature hedgerows to the east, south and west, with a new fence line providing access to the north.

Lot B: Extends to 0.86 acres of agricultural land with road frontage. The land is relatively flat, with mature hedgrows borders to the north south and west. Further agricultural fields border the property, with the adjacent land to the south comprising part of the 900 dwellings mixed use development.

Lot C: Extends to 7.01 acres of flat, open agricultural land.

To the north east of the subject site lies the newly constructed Grove End Farm commercial site, with 10 no. new commercial units nearing completion.

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 map shows that the site lies within Flood Zone 1, the lowest risk of flooding.

PLANNING

The site is located within the planning jurisdiction of Stroud District Council, where development is currently assessed against the adopted Stroud District Local Plan 2015–2031, which continues to carry full statutory weight. Within the settlement hierarchy set out in Policy CP3, Whitminster is identified as a Tier 3a settlement, defined as an accessible village with local facilities where appropriately scaled development adjoining the settlement may be acceptable.

Stroud District Council has been progressing a Local Plan Review to extend the plan period to 2040, which was submitted for examination in 2021. However, the Inspectors have raised fundamental soundness concerns, particularly regarding the deliverability and funding of M5 Junctions 12 and 14, and in February 2025 advised that the Local Plan should be withdrawn. It is anticipated that work on the new Local Plan will begin in Spring 2026.

As a consequence, Stroud District continues to rely on the adopted 2015–2031 Local Plan and is unable to demonstrate a **five-year housing land supply**, with the most recent update confirming a position of approximately **3.24 years**.

The site occupies a highly accessible edge-of-village location with direct frontage to the A38 (Bristol Road) and lies less than 1 mile from M5 Junction 13, providing strong strategic north–south connectivity. **The site has potential for roadside-compatible uses, such as commercial, employment and retail use, subject to the relevant planning.**

In addition, the site lies between two large pending outline applications proposing mixed-use developments of approximately 900 and 1,240 dwellings respectively and up to 4.48 hectares of employment land is also proposed. Approval of either scheme would significantly expand the settlement of Whitminster and materially change the planning context,

placing the site within an emerging growth corridor served by improved infrastructure and transport provision.

TERMS

The site is available for sale via informal tender, with lease terms to also be considered. Offers are invited for the whole or in lots. The purchaser is to pay the vendors agent and legal fees.

Offers should be submitted to Scott Winnard by email:

scott.winnard@brutonknowles.co.uk

Offers are to be received prior to **Noon on Wednesday 17th June 2026**.

LEGAL INFORMATION

The subject site is registered under part of the following Freehold Titles:

- GR408725
- GR235832

VIEWING & FURTHER INFORMATION

The site can be viewed from grove lane an, however, walking of the site is by appointment only with Bruton Knowles.

SUBJECT TO CONTRACT – MAY 2026

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Contact:

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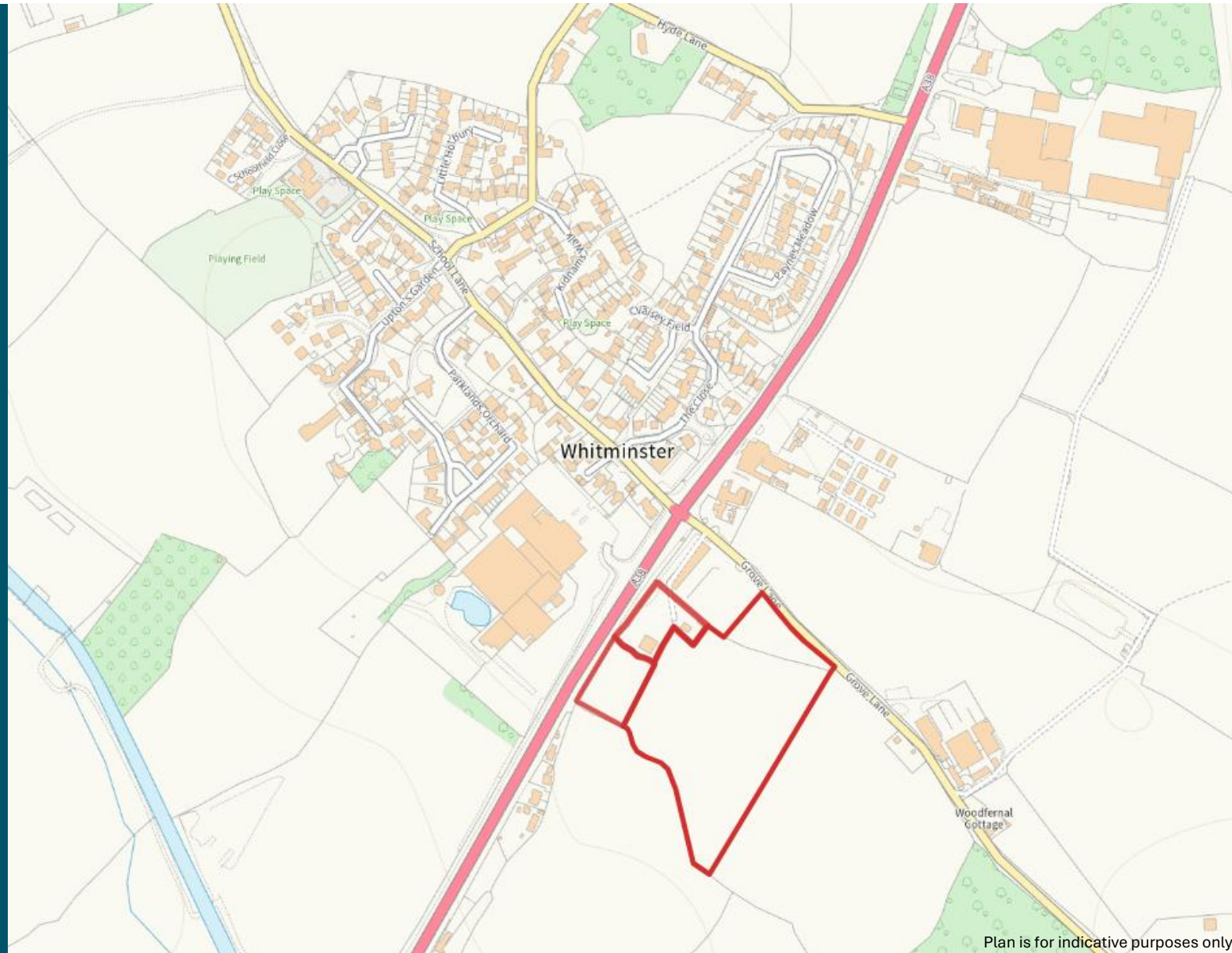
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T: 01452 880000

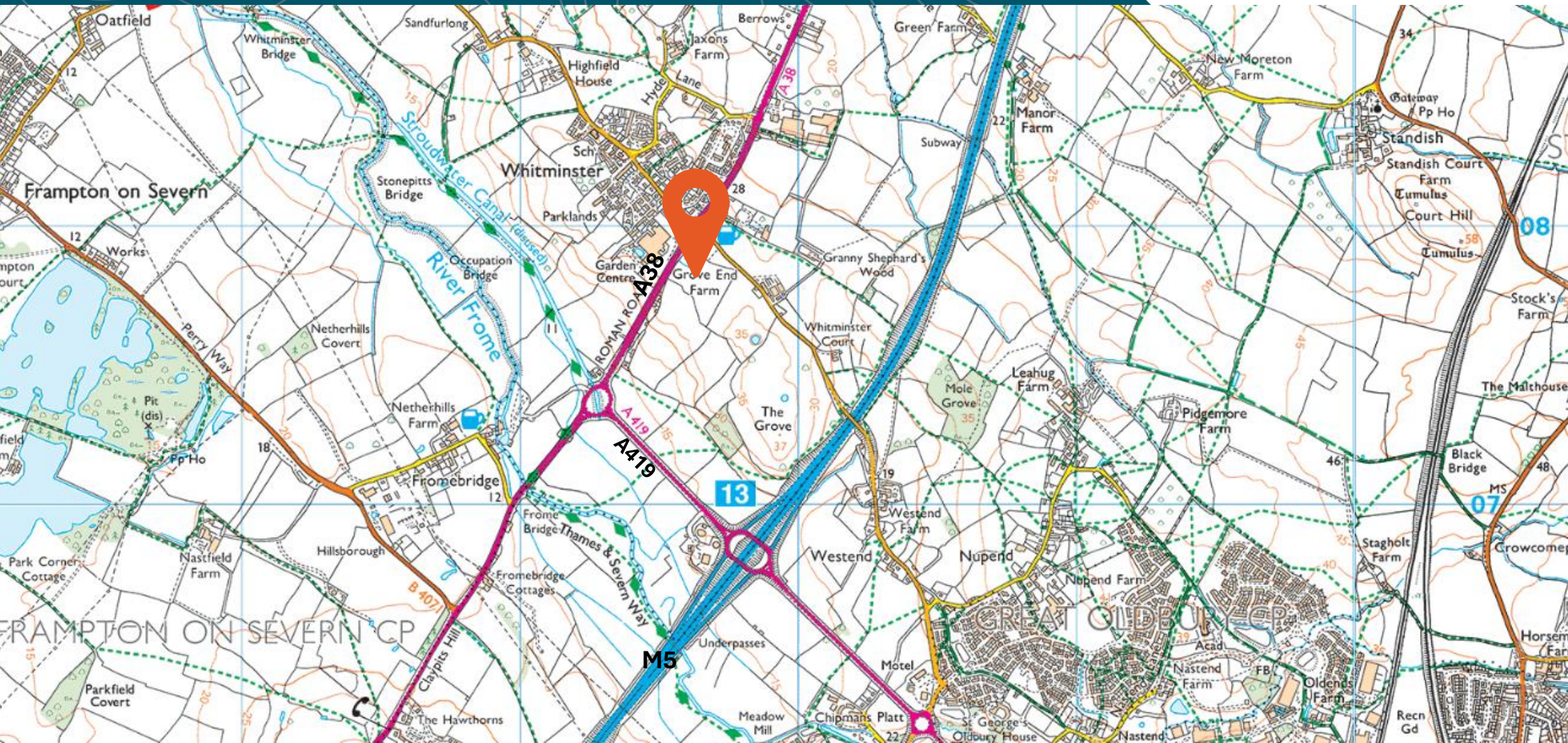
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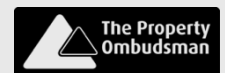
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