

# STRATEGIC LAND

Land off A38, Newport/Alkington, Stroud, Gloucestershire GL13 9QA

Site Area: 19.63 acres (7.94 Ha) approx.



- Adjacent to recent residential development
- Frontage onto A38
- Multiple access opportunities
- Submitted to August 2026 'Call for Sites'
- Situated within authority facing increased housing requirement
- Available by Option or Promotion Agreement
- Unencumbered freehold title



FOR OPTION OR PROMOTION

[brutonknowles.co.uk](https://brutonknowles.co.uk)

# STRATEGIC LAND

Land to the east off A38, Newport, Stroud



## OVERVIEW

An opportunity to secure a strategic landholding extending to approximately 19.63 acres (7.94 hectares) located at Actrees Farm, Heathfield, Alkington, Berkeley. The owners are seeking proposals from developers, promoters and strategic land investors by way of promotion agreement, option agreement or possibly alternative structures.

## LOCATION

The site is situated on the northern edge of Newport, a well-connected Gloucestershire village positioned between Bristol and Gloucester, approximately 1 mile south-east of Berkeley and adjoining the A38.

The village occupies a semi-rural setting within the Severn Vale, offering access to the surrounding countryside while benefiting from excellent connectivity to the region's principal employment centres and motorway network.

A comprehensive range of day-to-day and higher-order facilities are available in nearby Berkeley, whilst the larger centres of Thornbury, Dursley, Stroud, Gloucester and Bristol provide extensive retail, educational, leisure and employment opportunities within easy reach of the site.

Junction 14 of the M5 motorway lies approximately 3 miles to the south, and Junction 13 approximately 8 miles to the north. Mainline rail services are available from Cam & Dursley and Bristol Parkway stations, providing regular connections to Bristol, Birmingham, Cardiff and London.

## DESCRIPTION

The property comprises a regular 'L'-shaped parcel of agricultural land extending to approximately 19.63 acres (7.94 hectares). It adjoins established and recent residential development and represents a logical extension to the existing settlement pattern, subject to planning consent.

Access is available off the A38, Wick Road, or via the 2024 constructed Centaur Homes scheme.

## PLANNING

The site falls within the administrative area of Stroud District Council and it is understood that the Stroud District Local Plan Review (submitted for examination in October 2021) remains formally at Examination, although progress has effectively been paused since the Inspectors raised significant concerns regarding soundness in August 2023. Hearing sessions commenced in March 2023 and were suspended following the Inspectors' request for further work on a number of key matters, including the strategy for meeting housing needs. As a consequence of changes to national planning policy and the Government's revised standard method for assessing housing need, Stroud District Council has now commenced preparation of an entirely new Local Plan under the reformed plan-making system rather than relying solely upon the submitted 2021 Review

The new Local Plan formally commenced on 29 June 2026 and is currently at the initial "Early Engagement" stage, with consultation on issues, priorities and growth options having taken place between June and August 2026. The Council's published timetable indicates evidence gathering and site assessments through 2026/27, consultation on emerging options during summer 2027, publication of a draft plan in 2028.

The Council has advised that updated Government housing need calculations require it to plan for approximately 840–846 dwellings per annum, a significant increase on the 620 dwellings per annum requirement that underpinned the submitted 2021 Local Plan Review.

The subject site is subject to limited constraint, with only a narrow corridor of Flood zone 2/3 along the route of the watercourse crossing the site SW to NE.

The site has been submitted to the latest Stroud District Council 'Call for Sites'.

## TERMS

The vendors are interested to receive offers for Option or Promotion Agreements, to include clarity as follows:

- Type of agreement (i.e. option/promotion)
- Percentage – discount / share of proceeds / uplift
- Premium to landowner
- Term of agreement / longstop
- Any deductible costs and caps
- Minimum price/return per gross acre
- Payment of landowner's fees
- Planning strategy

Offers should be forwarded to [robert.anthony@brutonknowles.co.uk](mailto:robert.anthony@brutonknowles.co.uk) by **Thursday 24<sup>th</sup> September 2026**.

## LEGAL

The property is registered freehold under Title Number GR444510

## VIEWING

Walking of the parcel is by appointment only. It fronts the A38 to the east, Wick Road to the north, and a public footpath runs along the eastern boundary

## SUBJECT TO CONTRACT AUGUST 2026

**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.

**Disclaimer** Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

Bruton Knowles Limited registered in England and Wales with registered number 12481998. Registered Office Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF

[brutonknowles.co.uk](https://brutonknowles.co.uk)

# STRATEGIC LAND

Land to the east off A38, Newport, Stroud



## Contacts:

**Robert Anthony** BSc (Hons) MRICS

Partner

**T:** 07825 423926

**E:** [Robert.anthony@brutonknowles.co.uk](mailto:Robert.anthony@brutonknowles.co.uk)

**Bryn Evans** BSc (Hons) MRICS

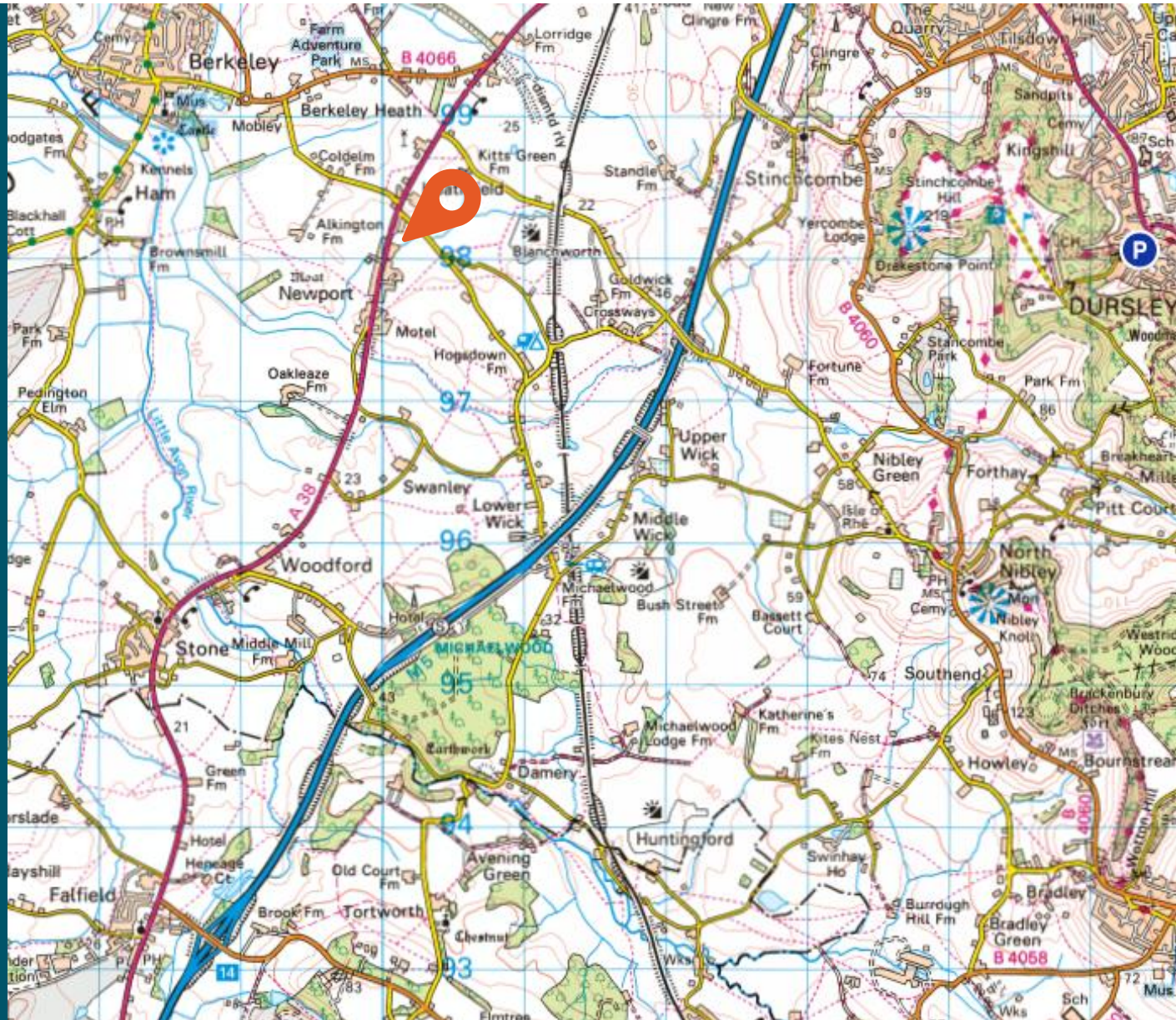
Graduate

**T:** 07708 908248

**E:** [bryn.evans@brutonknowles.co.uk](mailto:bryn.evans@brutonknowles.co.uk)

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

**T:** 01452 880000



[brutonknowles.co.uk](http://brutonknowles.co.uk)