

STRATEGIC LAND

Land adjoining Noake Court Farm, Churchdown Lane, Gloucester



- Approx. 52.54 acres (21.26 ha)
- On the edge of Gloucester urban area
- Adjacent to M5 Junction 11A and A417
- Site identified as HELAA Reference HUC001
- Included within CGTSLP Spatial Option 1 assessment area
- Potential for residential, employment and mixed-use development
- Available for Option, Promotion or Freehold Sale

Hucclecote

M5
J11A

A417

RM Approval for 272
units

RM approval for
435 units

RM approval
for 225 units

Plan is for indicative purposes.



For Option, Promotion or Freehold sale

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STRATEGIC DEVELOPMENT

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LOCATION - GL3 2LT

The site is located to the northern edge of Hucclecote, Gloucester, fronting onto Churchdown Lane approximately 3 miles from Gloucester city centre and around 5 miles to the south-west of Cheltenham.

The site occupies a highly accessible location adjacent to junction 11A of the M5 motorway where it connects to the A417 (connecting to Swindon and M4). The site is close to the A417 and M5 Junction 11A, providing links to Cheltenham, Birmingham, Bristol and M4/Swindon. The A417 'missing link' project is currently underway, which is set to improve the Swindon/M4 connectivity.

DESCRIPTION

The site extends to approximately **52.54 acres (21.26 ha)** and comprises ten agricultural fields situated on the lower southern slopes of Chosen Hill. The land generally falls from north to south, with the fields adjoining Churchdown Lane forming the flattest and most readily accessible part of the holding.

Access is available via a number of established agricultural gateways from both Churchdown Lane and Stump Lane. A Dutch barn is located within the site, close to the Churchdown Lane frontage.

The site is bordered by a limited number of residential properties to the north and south. To the west, beyond Stump Lane, lies the established TFN Landscapes commercial premises, which operates a fencing and landscaping business. A Severn Trent Water facility is situated adjacent to the south-western corner of the site.

A public footpath traverses the land in a north-south direction. Electricity infrastructure crosses the site, including a 400 kV overhead transmission line and an 11 kV overhead distribution line.

PLANNING

The subject site falls within the administrative area of Tewkesbury Borough Council, where development is currently guided by the adopted Tewkesbury Borough Plan 2011-2031 (adopted in 2022) and the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS), adopted in 2017.

The three authorities have subsequently recommitted to the preparation of a new Cheltenham, Gloucester and Tewkesbury Strategic and Local Plan (CGTSLP), which will consolidate strategic and local planning policies within a single plan. As part of this process, a Housing and Economic Land Availability Assessment (HELAA) sites map was published in November 2025 for Cheltenham, Gloucester and Tewkesbury. The subject site was identified as a potential allocation under reference **HUC001** and was included within **Map 1: Site Opportunities for Spatial Option 1** (see plan extract below).

The emerging assessment identifies the site as having potential to accommodate a range of uses, including employment, residential development and Gypsy and Traveller provision. The accompanying commentary concludes that the site occupies an urban fringe location with good accessibility to existing high-frequency public transport corridors. On this basis, it is being considered as a strategic development option within the emerging development strategy.

From a market and planning perspective, the site benefits from a sustainable and strategically advantageous location. Positioned immediately adjacent to Junction 11A of the M5 and the A417, adjoining the urban edge of Gloucester, neighbouring an established commercial development and located approximately 0.75 miles from Gloucester Business Park, the site is considered to have prospects for a variety of development uses.

METHOD OF SALE & TERMS

Offers or expressions of interest are invited for freehold purchase (with/out uplift terms) or a contingent contract in the form of an option agreement or promotion agreement.

Enquiries are invited, and offers should be received prior to **Wednesday 23rd September**, sent to Robert Anthony robert.anthony@brutonknowles.co.uk

VIEWING

Viewing of the site is by appointment only with Bruton Knowles. A public footpath crosses the site.

LEGAL INFORMATION

The site registered under the Freehold Title GR268985.

Parties are responsible for their own professional and legal costs incurred in relation to this transaction.

SUBJECT TO CONTRACT AUGUST 2026

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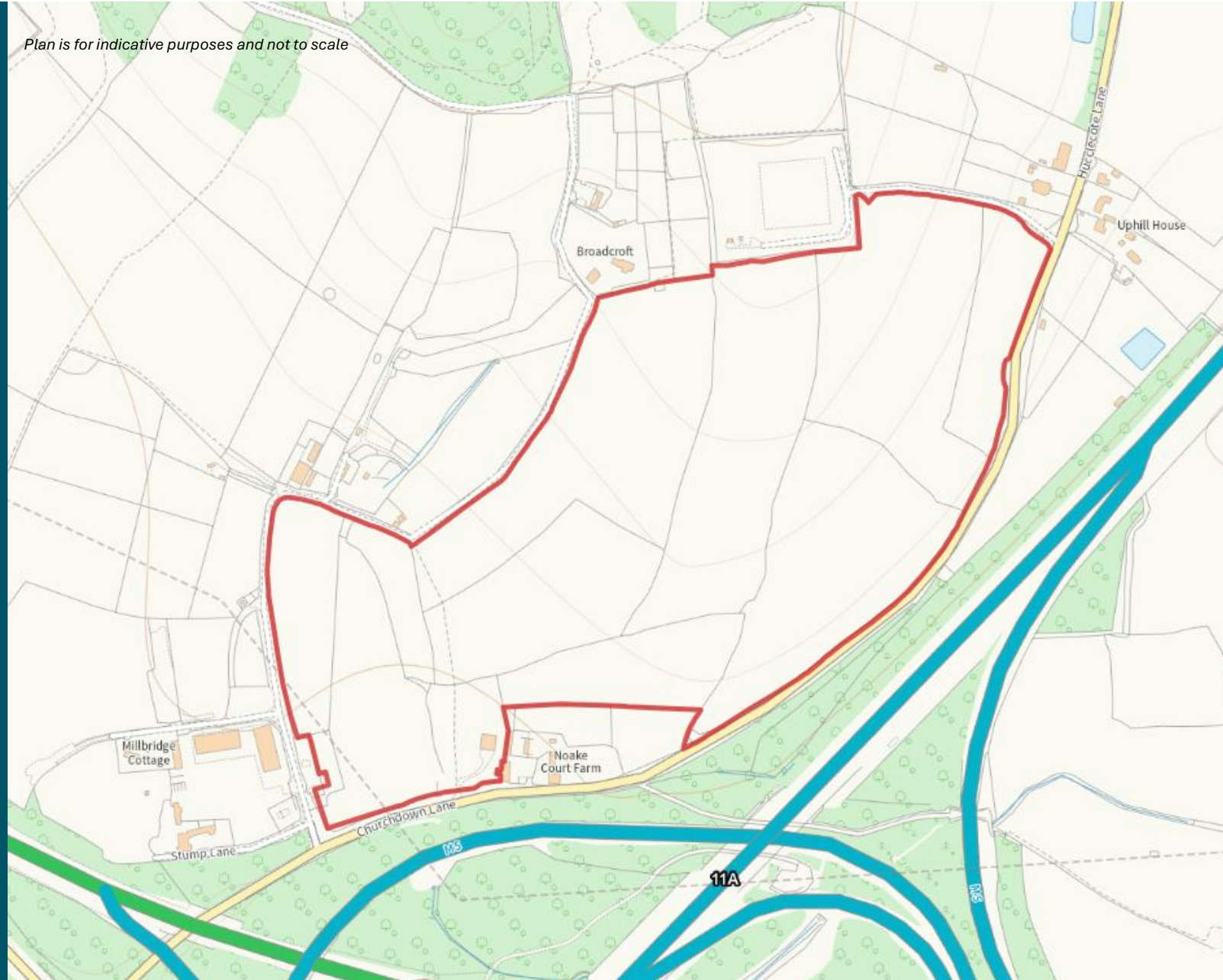
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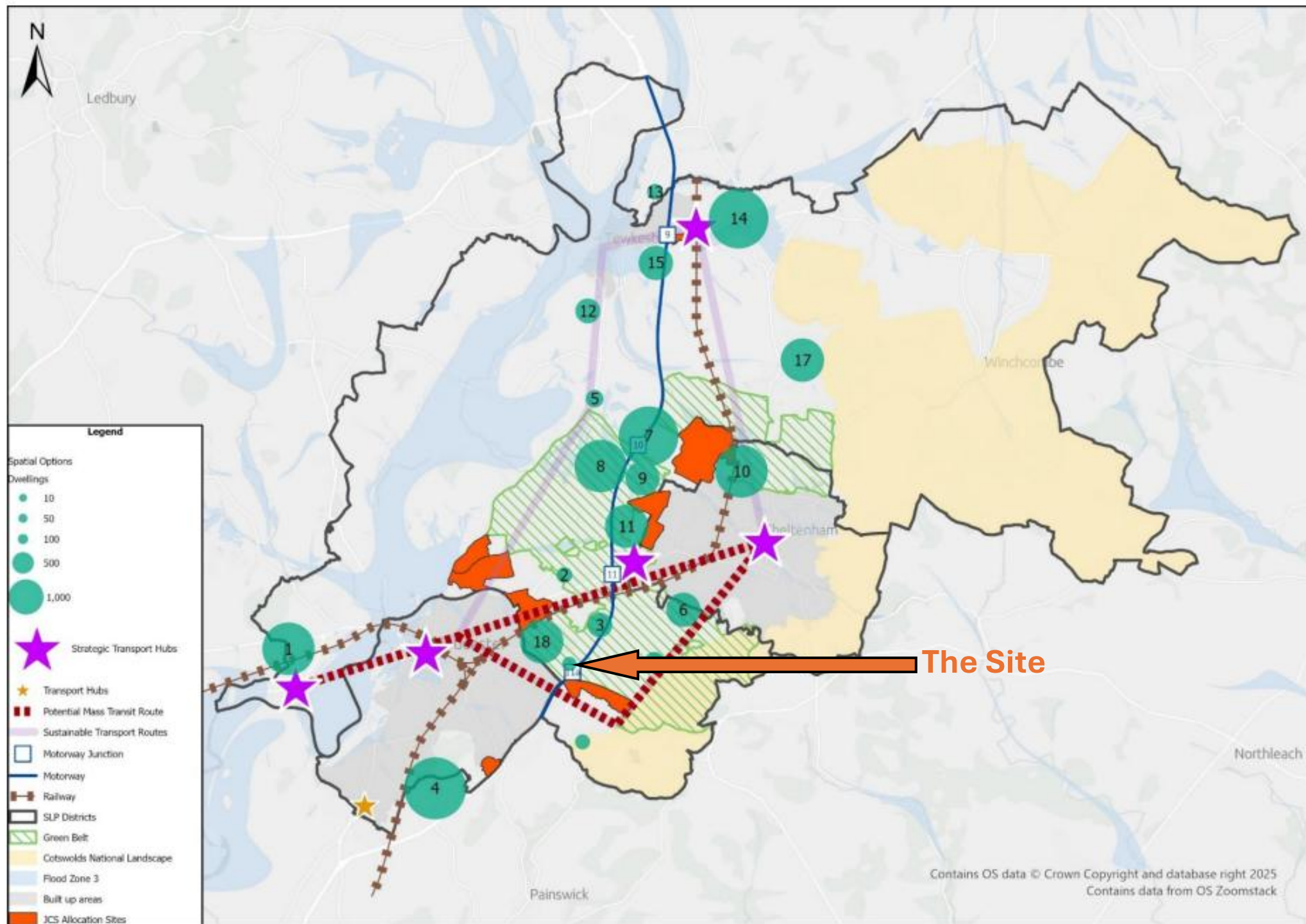
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Map 1: Site opportunities for Spatial Option 1



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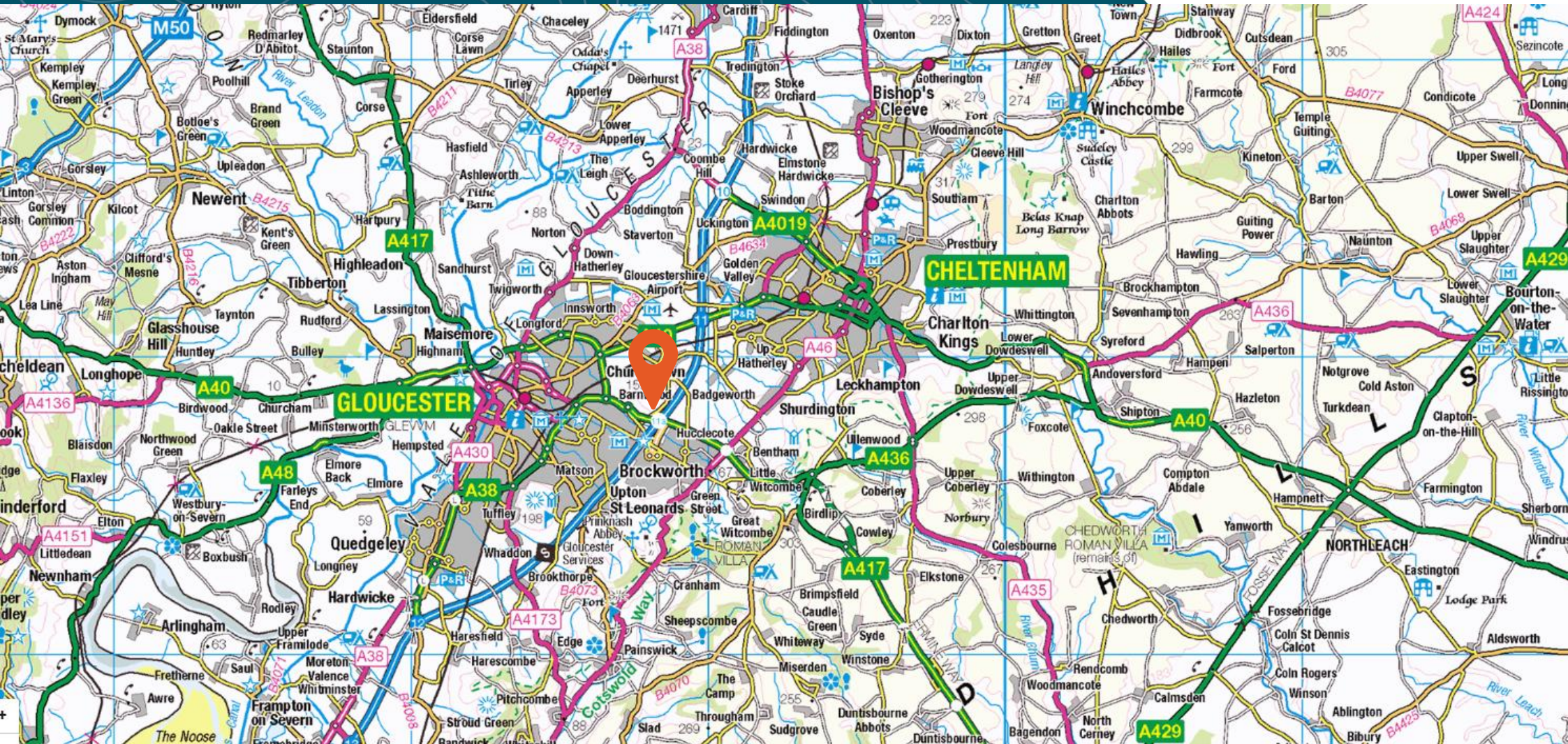


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/// what3words ///stump.moth.woven



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