STRATEGIC RESIDENTIAL LAND

Land off Bath Road, Leonard Stanley, Stroud, Gloucestershire

BRUTON KNOWLES

- Edge of sustainable settlement
- Emerging Local Plan at inception
- Submitted to Stroud District Council 2026 Call for Sites
- Adjacent to recently approved 34 dwelling scheme
- District housing requirement increased to approximately 840-846 dwellings per annum

For Option or Promotion

brutonknowles.co.uk

STRATEGIC DEVELOPMENT OPPORTUNITY

Land off Bath Road, Leonard Stanley, Stroud, Gloucestershire

BRUTON KNOWLES

LOCATION

The subject sites are located to the northern edge of the village of Leonard Stanley, a well-connected village approximately 3.5 miles south-west of Stroud and 3 miles from Junction 13 of the M5.

The A419 provides convenient strategic access, while nearby Stonehouse and Stroud railway stations offer direct services to Gloucester, Bristol and London. The village provides local amenities, with a wider range of services available in nearby Stroud and Gloucester, supporting a sustainable and accessible location.

- **M5 Junction 13 – 3 miles**
- **Stroud – 3.5 miles**
- **Gloucester – 10 miles**

DESCRIPTION

Lot 1: GR283469 - Extending to approximately 12.1 acres, the site comprises a single field, accessed off Bath Road/Severn Waters.

The topography is generally level, sloping gently downhill to the east where it meets a watercourse within the vendor's ownership. Boundaries comprise mature hedgerow and the is a single mature tree to the northern extent. 11kv and 33kv electric cables traverse the site.

Being adjacent to, and in the same ownership as, the recently consented site for 34 dwellings, there is scope for connectivity through the consented site.

Lot 2: GR283469 & GR283471 - Extending to approximately 29.1 acres, the site comprises four agricultural fields, accessed off the Bath Road/Stanley Downton road.

The roadside fields are generally level, with mature hedgerows and include various parkland style trees. The westernmost field slopes more steeply down to a watercourse within the same Registered Title. 11kv and 33kv electric cables traverse the site.

A public footpath runs north/south within the site's western boundary, and which continues into the recently consented 34 dwelling site to the south.

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.

Both Lots have been submitted to the June 2026 'Call for sites'.

Adjacent land planning approval:

S.24/1165/FUL - Erection of 34 low carbon dwellings including 35% affordable units, vehicular access off Bath Road, and associated public open space including a community orchard, landscaping and infrastructure. Approved 8th June 2026 - Link

BUFFER LAND

The land hatched orange within Lot 2 comprises approximately 2 acres which the vendor does not desire to be developed or made available for public access. However, it could be included in a planning application to ensure 'adjacency' to the settlement boundary, and for possible ecological mitigation or drainage infrastructure purposes.

METHOD OF SALE & TERMS

Both parcels are estimated to offer planning prospects for residential development.

Offers are invited on either/both for option agreements and/or promotion agreements.

Parties are invited to submit terms as follows:

- Confirm the Lot of interest
- Promotion Agreement or Option Agreement
- Percentage - discount/share of proceeds
- Premium payment(s) to landowner
- Term(s) of agreement/Longstop
- Any deductible costs and cost caps
- Minimum price
- High level planning strategy
- Confirmation of payment of landowner's professional fees (agent & legal)

Offers should be received via email to **Robert Anthony:** robert.anthony@brutonknowles.co.uk

VIEWING

Both parcels can be viewed from the roadside or public footpaths. Walking the sites is by appointment only with Bruton Knowles.

Subject to Contract
October 2026

STRATEGIC LAND

Land off Bath Road, Leonard Stanley, Stonehouse, Stroud

Contact:

Robert Anthony BSc (Hons) MRICS
Partner

T: 07825 423926

E: robert.anthony@brutonknowles.co.uk

Lauren Gaunt BSc (Hons) MRICS

Development Surveyor

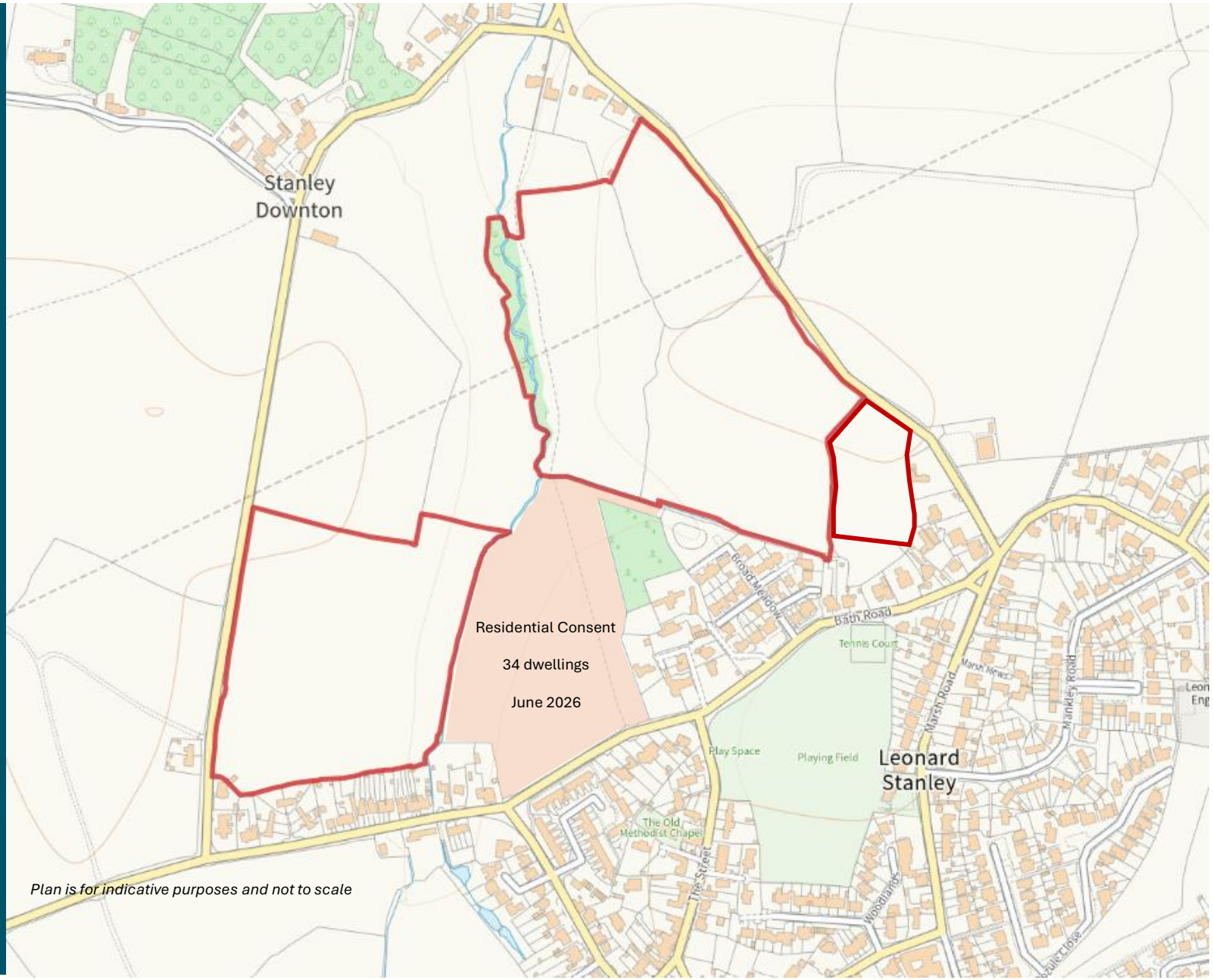
T: 07708 908248

E: lauren.gaunt@brutonknowles.co.uk

Gloucester office:

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

T: 01452 880000



Plan is for indicative purposes and not to scale

STRATEGIC LAND

what3words ///compliant.actual.assets

Land off Bath Road, Leonard Stanley, Stonehouse, Stroud

BRUTON KNOWLES

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

Regulated by RICS

The Property Ombudsman