

FOR SALE

EMPLOYMENT DEVELOPMENT OPPORTUNITY



**BRUTON
KNOWLES**

BREDON
Land & Property



Approx 31.56 acres

Outline Planning Permission

B1, B2 & B8 Uses up to 37,862 sq m

Brockeridge Park, Twyning, Tewkesbury. GL20 6FD

Opportunity



A rare industrial & logistics development opportunity

- Highly prominent site fronting M50 motorway and adjoining junction 1 (linking Wales to the West and Midlands / South West via the M5 to the East)
- 1 mile west of M5 junction 8 (providing access north to Worcester & Birmingham and south to Cheltenham, Gloucester & Bristol)
- Close to active commercial centre of Tewkesbury (with limited supply of available buildings or future development land)
- Outline planning permission for up to 33,329 sq m of B8 employment use classes and further outline planning permission for up to 4,533 sq m of B1, B2 & B8 giving a total of 37,862 sq m (407,547 sq ft)
- Greenfield site, currently in agricultural use
- Offers invited on an unconditional basis
- **Deadline for offers – Friday 27th November 2026**

Site area

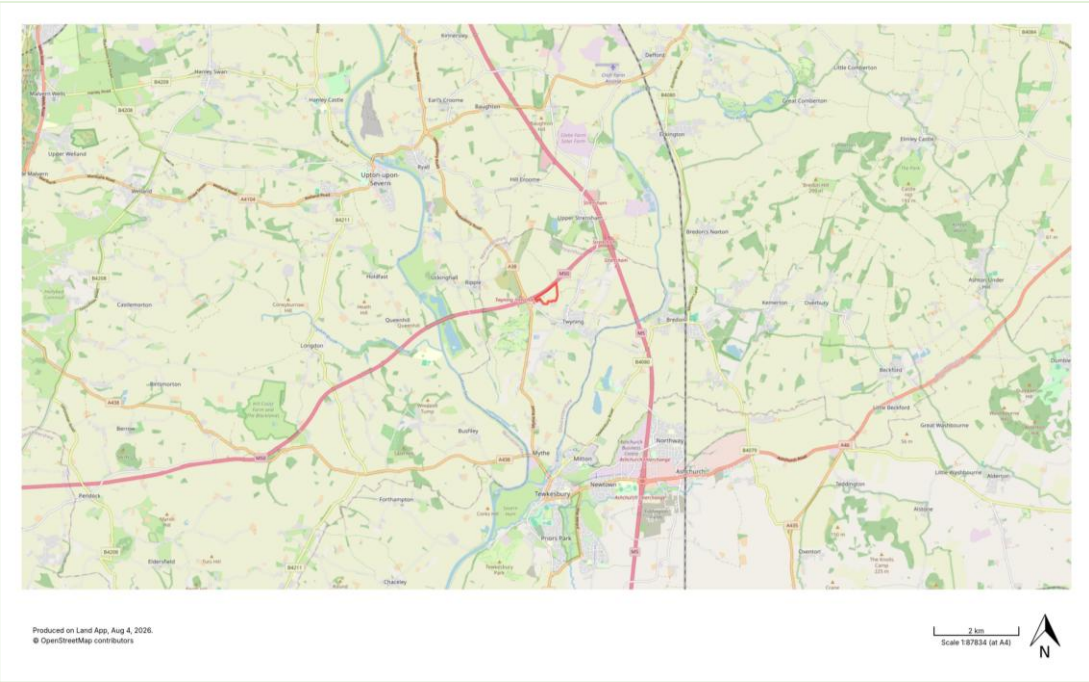
Approx 31.56 acres

Planning
Outline Planning
Permission

Permitted Uses
B1 & B2 (in part) + B8
Employment

Footprint
Up to 37,862 sq m
(407,547 sq ft)

Location

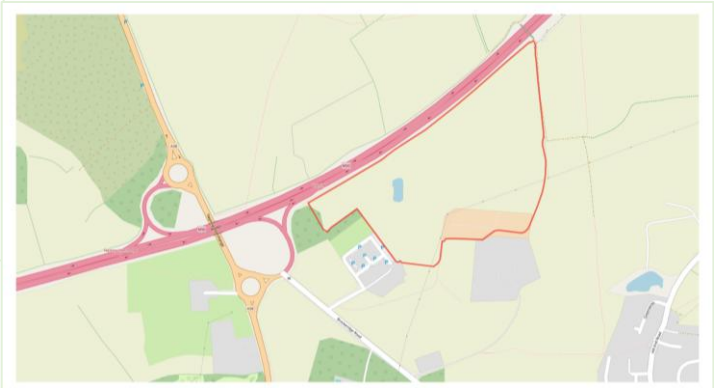


Postcode – GL20 6FD

Brockridge Park occupies a highly strategic location immediately to the south of the M50 motorway and east of junction 1. This, in turn, is approximately 1 mile west of junction 8 of the M5 motorway (Strensham Services).

The site benefits from exceptional road connectivity, providing access to South Wales, the Midlands, the South West and the wider national motorway network. This prominent motorway frontage not only provides excellent visibility but also accessibility for occupiers reliant on regional and national distribution routes.

The site lies to the north west of Tewkesbury, one of Gloucestershire's principal commercial centres, and is conveniently located close to the A38 and A46 corridors which afford links to Worcester, Evesham, Stratford upon Avon and the wider East Midlands. The M5 facilitates access north to Worcester and Birmingham and south towards Cheltenham, Gloucester and Bristol.



Description



Brockeridge Park comprises approximately 31.56 acres (13.18 hectares) of agricultural land predominantly lying to the rear of a multi-let office scheme developed in the mid 2000's.

The principal land area is accessed off Brockeridge Road which runs south east from junction 1 of the M50. The land is broadly flat and runs eastwards alongside the motorway. The land is understood to have been in agricultural use comprising a mix of grazing and arable rotation. The site includes two steel frame barns and a telecoms mast (excluded from the sale). Part of the land (shown approximately hatched green on the plan on page 2) is understood to be Common Land.

Additional land associated with the junction of Brockeridge Road and Junction 1 is included within the sale and facilitates the required widening and improvement of this junction as part of any development.



Planning

The main part of the site was granted outline planning permission via appeal on 29th June 2026 under Appeal Ref: 6003077.

The appeal had been made following the refusal by Tewkesbury Borough Council of an outline planning application (ref: 21/01498/OUT) with all matters reserved apart from access dated 8th December 2021.

Outline planning permission is granted for “the extension of Brockeridge Business Park to provide for up to 33,329 sq m of B8 employment use classes, together with associated landscaping, drainage, infrastructure and highways.....in accordance with the terms of the application and subject to the conditions set out in the schedule at the end of this decision.”

A s106 agreement has been entered into which sets out the following financial contributions:

- A Travel Plan monitoring fee of £10,000 payable prior to commencement of development
- A Travel Plan deposit of £28,567.71 payable prior to commencement of development
- A monitoring fee of £580 payable within 7 working days of the grant of permission (this has been paid)
- A BNG Monitoring Contribution of £7,472 payable within 10 working days from commencement of development
- A monitoring fee of £1,000 payable within 20 working days of the grant of planning permission (this has been paid)

Furthermore, it secures the delivery of footpath works pursuant to a s278 agreement as well as cattle grid works comprising works to widen the junction of Brockeridge Road and the slip road between the A38 and the western carriageway of the M50 to allow two HGVs to pass.

Application for the approval of Reserved Matters for the first phase is to be made no later than 3 years from the date of the permission and the last application for reserved matters shall be made no later than 5 years from the date of the permission.

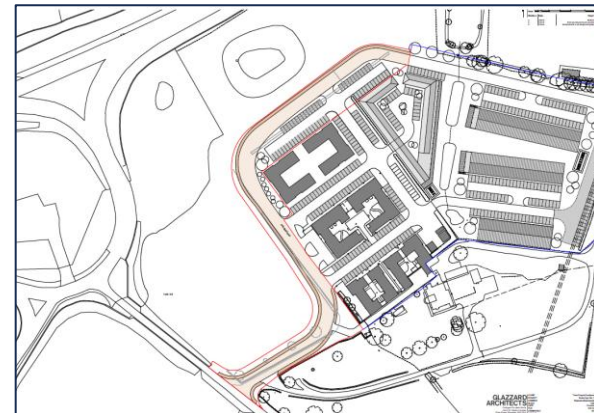
The permission allows for the delivery of no more than 33,329 sq m of B8 employment use class (Warehouse, Storage and Distribution). The units shall have a maximum roof height (to the ridge) of “15 metres from the highest point of the existing ground level for each unit”.

A further outline planning permission was obtained in January 2019 under reference 18/00368/OUT. This granted permission for the construction of 4,533 sq m of Class B1, B2 and B8 development, together with associated highways, drainage infrastructure and landscaping. All matters were reserved bar access. The permission restricts the heights of buildings on this land to no more than 8 metres to eaves (10 metres overall).

We understand that this permission has been implemented by virtue of the construction and subsequent Building Control sign off of foundations on site.

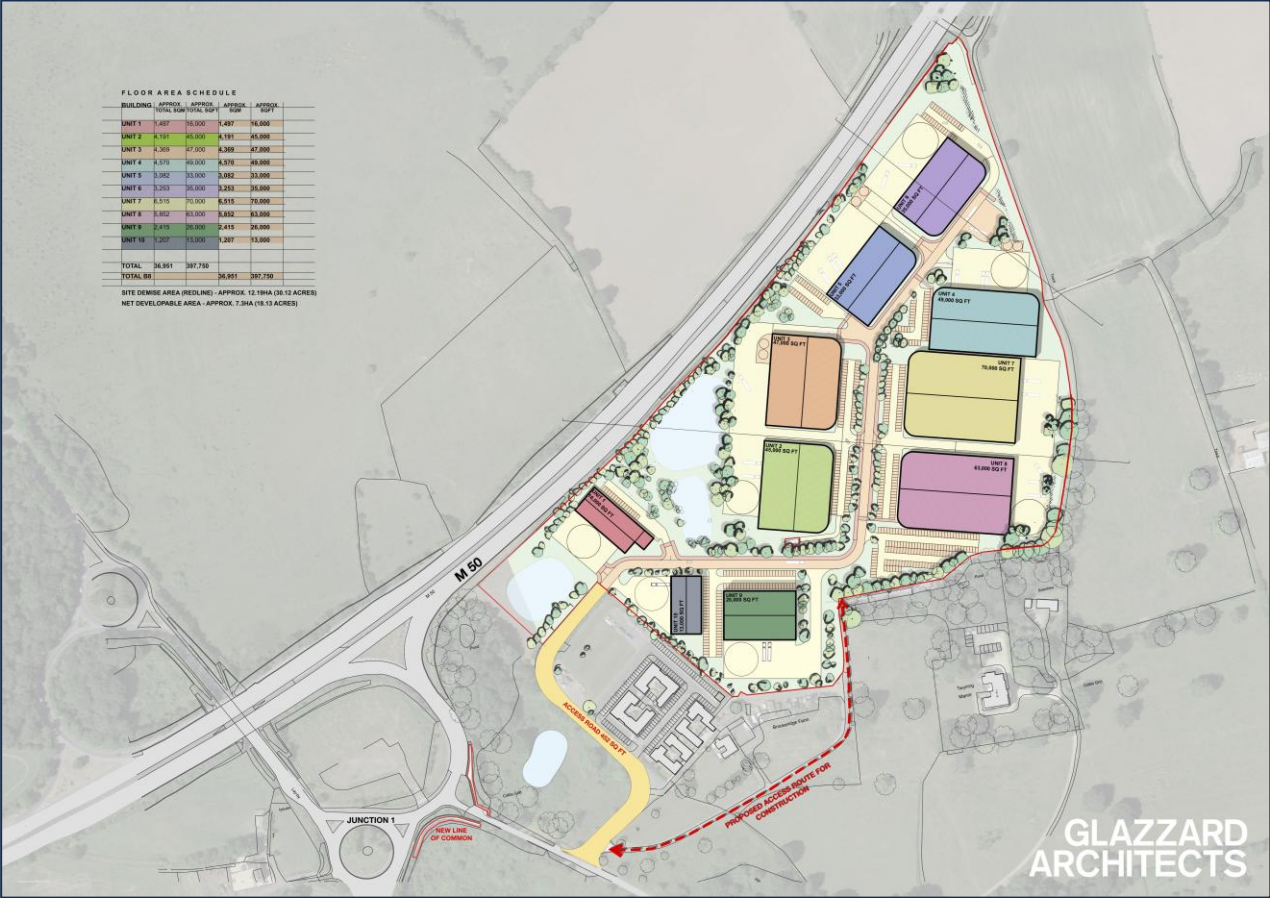
The access road has planning permission under reference 19/00447/FUL for the widening of the existing access to Brockeridge Business Park with associated landscaping and planting (see plan below).

Further information relating to the planning permissions is contained within the Information Pack.



Indicative Masterplan

FLOOR AREA SCHEDULE				
BUILDING	APPROX. TOTAL SQM	APPROX. TOTAL SQFT	APPROX. SQM	APPROX. SQFT
UNIT 1	1,497	16,000	1,497	16,000
UNIT 2	4,191	45,000	4,191	45,000
UNIT 3	4,369	47,000	4,369	47,000
UNIT 4	4,570	49,000	4,570	49,000
UNIT 5	3,082	33,000	3,082	33,000
UNIT 6	3,253	35,000	3,253	35,000
UNIT 7	6,515	70,000	6,515	70,000
UNIT 8	5,852	63,000	5,852	63,000
UNIT 9	2,415	26,000	2,415	26,000
UNIT 10	1,207	13,000	1,207	13,000
TOTAL	36,951	397,750		
TOTAL B8			36,951	397,750
SITE DEMISE AREA (REDLINE) - APPROX. 12.19HA (30.12 ACRES)				
NET DEVELOPABLE AREA - APPROX. 7.3HA (18.13 ACRES)				



Tenure

We understand that the site is held freehold under the following titles:

- Part of GR335875
- Part of GR258533
- GR445447
- GR429037
- GR406659
- Part of GR88056

Access will be over title numbers GR403798, GR27918 & GR307299 (to be retained by Tiarks Property Developments Ltd). Full rights of access will be granted over these titles in favour of the purchasing party.

Further detail relating to Title is contained within the Information Pack.

Telecoms Mast & Easements

A telecoms mast exists within the site and does not form part of the sale. Necessary rights of access will need to be reserved for the benefit of the owner and operator. We understand that two easements relating to water supply and drainage exist across the site. Further information is available within the information pack.

VAT

We understand that the site has been elected for VAT and therefore the purchase price will attract VAT at the prevailing rate.

Professional Fees

A lead solicitor is acting for all landowners in respect of the intended transaction. The successful party will be required to provide an undertaking to cover abortive legal costs in the event of their withdrawal from the process once matters proceed to solicitors' hands.

Method of Sale

The site is offered for sale via Informal Tender. Interested parties are invited to submit offers, utilising the offer proforma contained within the Information Pack, to the joint agents.

The deadline for offers is **Friday 27th November 2026**.

Offers are sought on an unconditional basis. Consideration will however be given to conditional offers. The Vendors reserve the right not to accept the highest or indeed any offer.

Information Pack

An Information Pack is available from the joint agents on request.

The contents of the Information Pack are as follows:

- Copy of Planning decisions and supporting documents
- Title Registers & Plans
- Phase 2 Geo-technical report (to follow)
- Topographical survey
- Plans (including Parameters Plan, Indicative masterplan and site information plan)
- Drainage reports
- Highways reports
- Ecology reports
- Power quote

Anti Money Laundering

The chosen party will be required to provide requisite proof of ID and proof of address to satisfy Anti Money Laundering regulations.

Tewkesbury



Tewkesbury is a market town in the north of Gloucestershire, close to the border with Worcestershire and on the edge of the Cotswolds. It is served, by road, by the M5 at junction 9 and the M50 at junction 1. By rail, the town is served by Ashchurch for Tewkesbury railway station which has direct links to Birmingham, Nottingham, Bristol, Cardiff and some services to London Paddington. The Borough of Tewkesbury has a population of around 95,000.

The Market

Tewkesbury is an active commercial centre, particularly in relation to manufacturing and storage and distribution uses. Most of the supply of industrial and warehouse premises has been around junction 9 where the A46 trunk road meets the M5 motorway. On the west side of this junction is Tewkesbury Business Park and, to the east, is Ashchurch Business Centre. Occupiers include Trelleborg, DHL, Bensons for Beds, Moog and Intamarque. The town has, for some time, been attractive to businesses associated with the defense sector given the proximity to complementary operations.

The Cotswolds Designer Outlet has recently opened south of the A46 just east of junction 9 providing a retail destination alongside a new 74,000 sq ft Dobbies Garden Centre. This development has emerged alongside significant residential development in the same location and has resulted in limited scope for the delivery of future new employment opportunities. Furthermore, the significant growth around junction 9 in recent years has resulted in significant traffic congestion in that area making access and egress a challenge. This presents a significant opportunity for sustainable and congestion free growth at junction 1 of the M50.

Rents along the M5 corridor have been steadily rising in recent years with new build warehousing achieving £10.50 per sq ft at both Gloucester and Worcester where speculative supply has been delivered. Demand for quality buildings has been consistently strong as evidenced by the healthy rates of take up experienced on speculative schemes either side of Tewkesbury over recent years. Opportunities for Tewkesbury occupiers to expand or for new businesses to move to the town have been limited through no supply of land or buildings other than existing stock.

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Viewings

By prior arrangement with either of the joint agents.



Important notice / disclaimer

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 2. Whilst every reasonable effort has been made to ensure the accuracy of the information provided, all descriptions, measurements, dimensions, plans, photographs, references to condition, use, occupation, statutory permissions, services and other details are approximate only and should not be relied upon as statements of fact.
 3. Prospective purchasers or tenants must satisfy themselves by inspection, survey and other enquiries as to the correctness and completeness of all information contained in these particulars and the suitability of the property for their requirements.
 4. Neither Bredon Land and Property Ltd nor any Joint Agent owes any duty of care to prospective purchasers, tenants or third parties in respect of these particulars and accepts no responsibility or liability for any loss arising from reliance upon them.
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 6. Any areas, distances, timescales, floor areas or other measurements stated are approximate only and should be independently verified.
- Accordingly, all interested parties should rely upon their own investigations and professional advice before entering into any transaction.