STRATEGIC LAND

26.9 acres (10.9 ha)

Land to the west of Whitminster, Gloucester

BRUTON KNOWLES



FOR SALE OR CONDITIONAL CONTRACT

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LOCATION

The site is located to the south west of Whitminster, bordering the settlement boundary. Whitminster is a village located in Gloucestershire, within the Stroud District.

To the East of the site lies Highfield Garden Centre, with a recent Newland Homes Development to the north. The site directly borders Stroudwater Canal to the south.

The site is accssed via Parklands Orchard, off School lane, less than 0.5 miles from the A38.

- **M5 J.13 – 1.5 mile**
- **Stonehouse Train Station – 3.5 miles**
- **Stroud – 6 miles**
- **Gloucester – 7 miles**

DESCRIPTION

The site extends to 26.9 acres in total, and is split into 2 no. parcels. Parcel A, shown in Blue, extends to 3.1 acres and is offered as strategic development land (STP), with access being provided via the Newland Homes scheme to the north. Parcel B, the remaining land, extends to 23.8 acres and offers potential for alternative uses such as BNG or green space land (purchaser to make own planning enquiries). Both Parcel A and Parcel B are to be sold as a whole, with access required through Parcel A.

Parcel A is a predominantly flat parcel of pasture land with minimal planning policy constraints. Parcel B consists of 2 no. gently sloping pasture fields, falling from north to south.

The surrounding area comprises existing residential development, agricultural land, Highfield Garden Centre and canal frontage.

PLANNING

The site falls within the administrative area of Stroud District Council, where planning policy is currently guided by the adopted Stroud District Local Plan together with the emerging Stroud District Local Plan Review.

The site benefits from a strong relationship with the existing settlement pattern and represents a logical extension to the established built form of Whitminster. Existing residential development lies immediately adjoining the site to the north-east, whilst the land benefits from direct access connections through the adjoining residential development.

Whitminster is identified within the emerging settlement hierarchy as a Tier 3a Accessible Settlement with Local Facilities, recognising its ability to accommodate an appropriate level of future growth whilst supporting local services and infrastructure.

The strategic planning position within Stroud District remains unsettled. The adopted 2015 Local Plan continues to form part of the development plan, while the Local Plan Review remains subject to examination and unresolved transport and infrastructure matters. The Council has also commenced preparation of a new Local Plan, with adoption currently anticipated around the end of 2029. This position may create opportunities for the promotion of sustainable and deliverable housing sites, particularly given the identified housing land supply shortfall, although the weight to be afforded to emerging policies and the timing of any allocation or permission remain uncertain.

Recent planning appeal decisions within Stroud District have also highlighted housing delivery pressures across the district and identified a significant shortfall against the required five-year housing land supply position. As of October 2026, the 5-year housing land supply for Stroud was between 2.77 & 3.24 years. This planning context is likely to remain an important material consideration when assessing future residential development opportunities across the district.

ACCESS

Access and connection to services are reserved from the Newland Homes site. As such, a purchaser of the land will benefit from a right of way through the Newland Homes scheme. This is detailed on the title, and solicitors will confirm further details. We are advised that the access road is now adopted, albeit not to the field boundary. A double gated access to the site is in place via Parklands Orchard estate road. Prospective purchasers are to undertake their own investigations as to the suitability of the access for further residential development.

METHOD OF SALE & TERMS

The site is offered for sale via informal tender, with freehold sale with overage or conditional contract offers invited.

Offers in excess of **£500,000** with overage are sought for the whole. The overage will relate to development on the basis of a fixed price per acre for a period of 40 years. Please see the tender form for further details.

Offers should be submitted in accordance with the prescribed Tender Form. Please email Bryn Evans for a Tender Form – bryn.evans@brutonknowles.co.uk

Offers should be submitted to Scott Winnard by email:

scott.winnard@brutonknowles.co.uk

Offers are to be received prior to **Noon on Tuesday 15th December.**

VAT

The land is elected for VAT and the prevailing rate will be added to the purchase price.

LEGAL INFORMATION

The subject site is registered under the Freehold Title GR292233. The land will be sold with vacant possession. A legal pack is to be provided once heads of terms have been agreed.

VIEWING & FURTHER INFORMATION

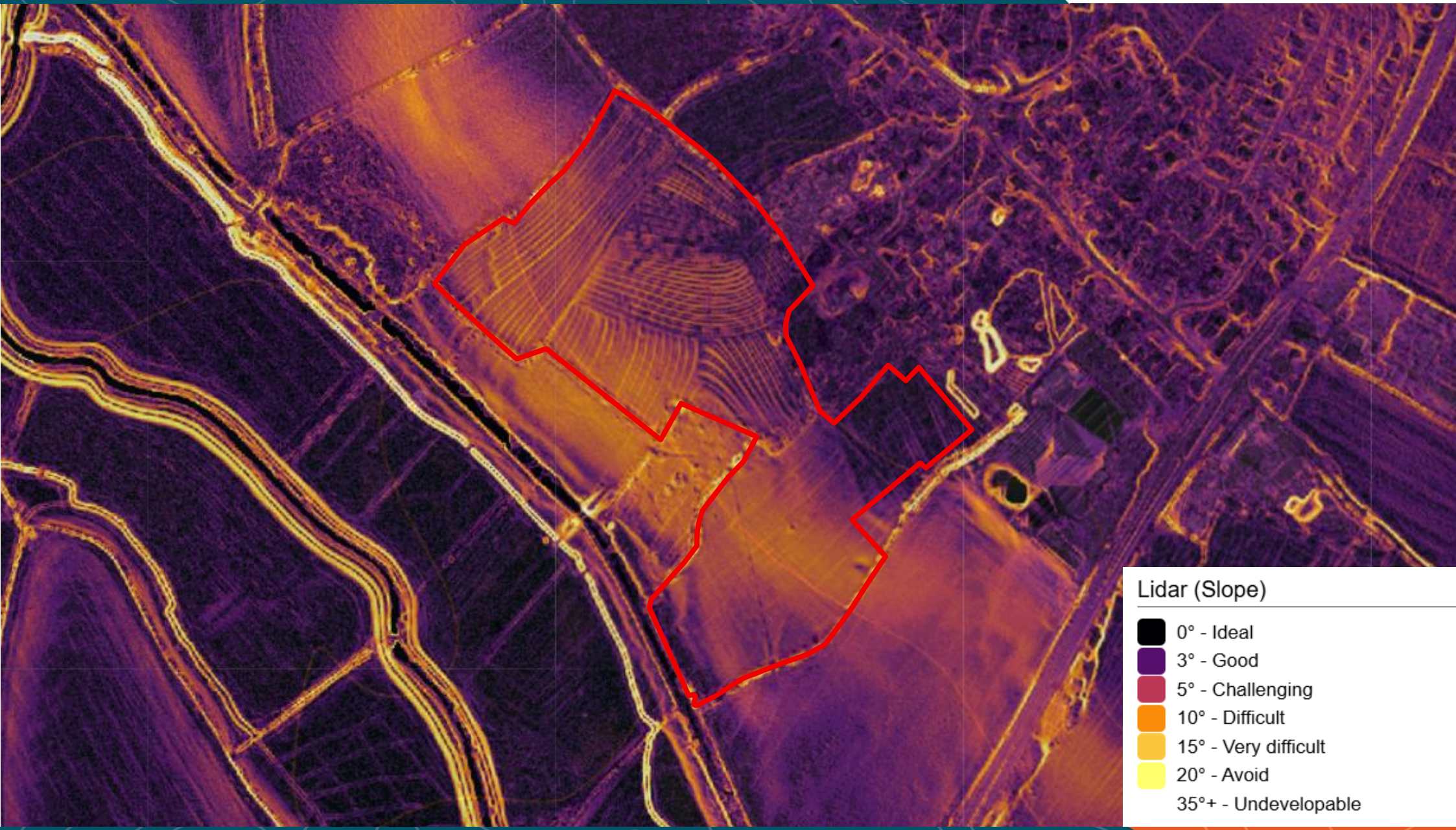
Walking of the site is by appointment only. Please contact Bryn.evans@brutonknowles.co.uk to confirm.

SUBJECT TO CONTRACT – November 2026

Topographical Plan

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Contact:

Scott Winnard MRICS FAAV

T: 07808 904492

E: Scott.winnard@brutonknowles.co.uk

Bryn Evans BSc(Hons)

T: 07708 908248

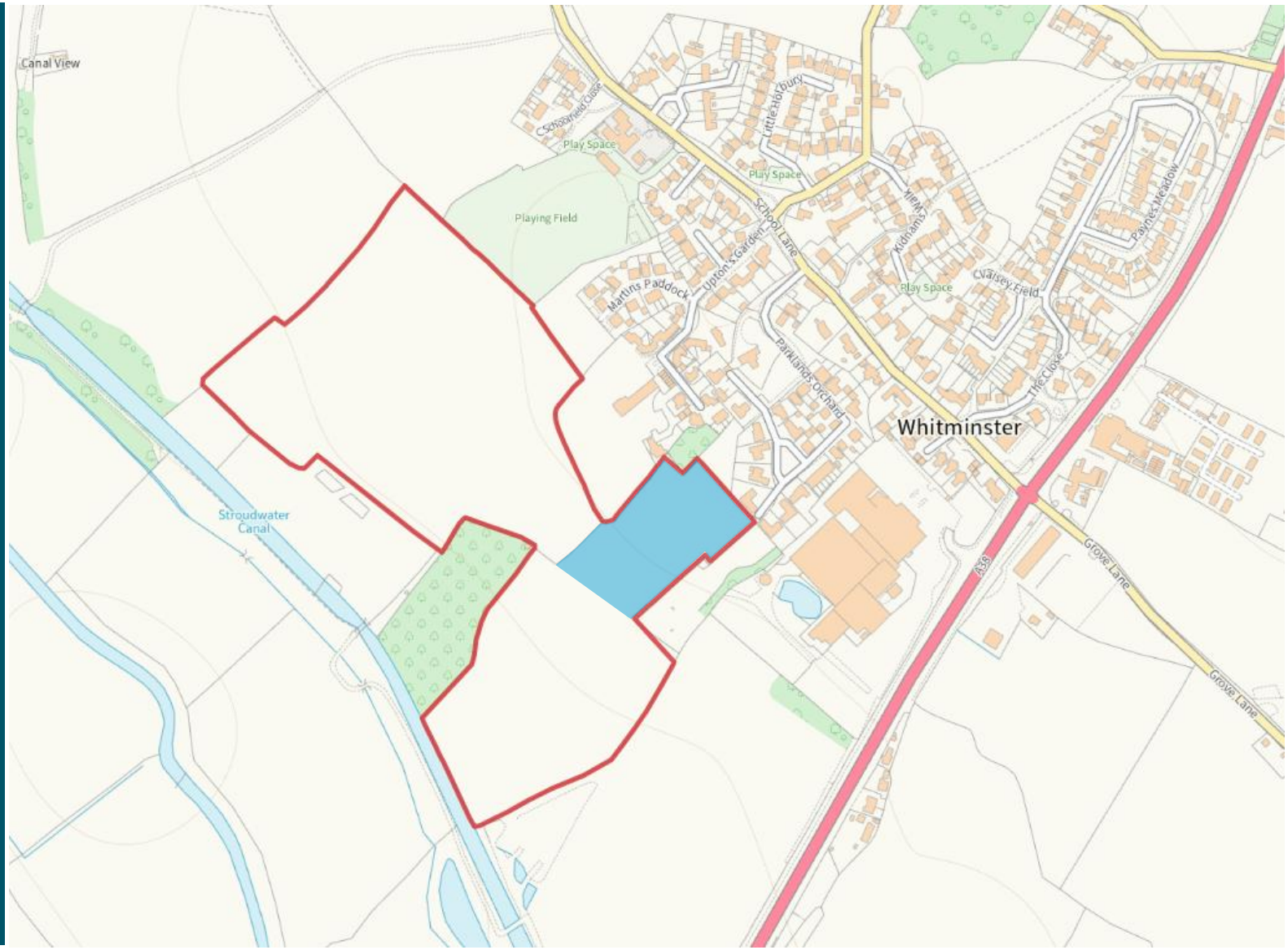
E: Bryn.evans@brutonknowles.co.uk

Gloucester office:

Olympus House, Olympus Park,

Quedgeley, Gloucester, GL2 4NF

T: 01452 880000



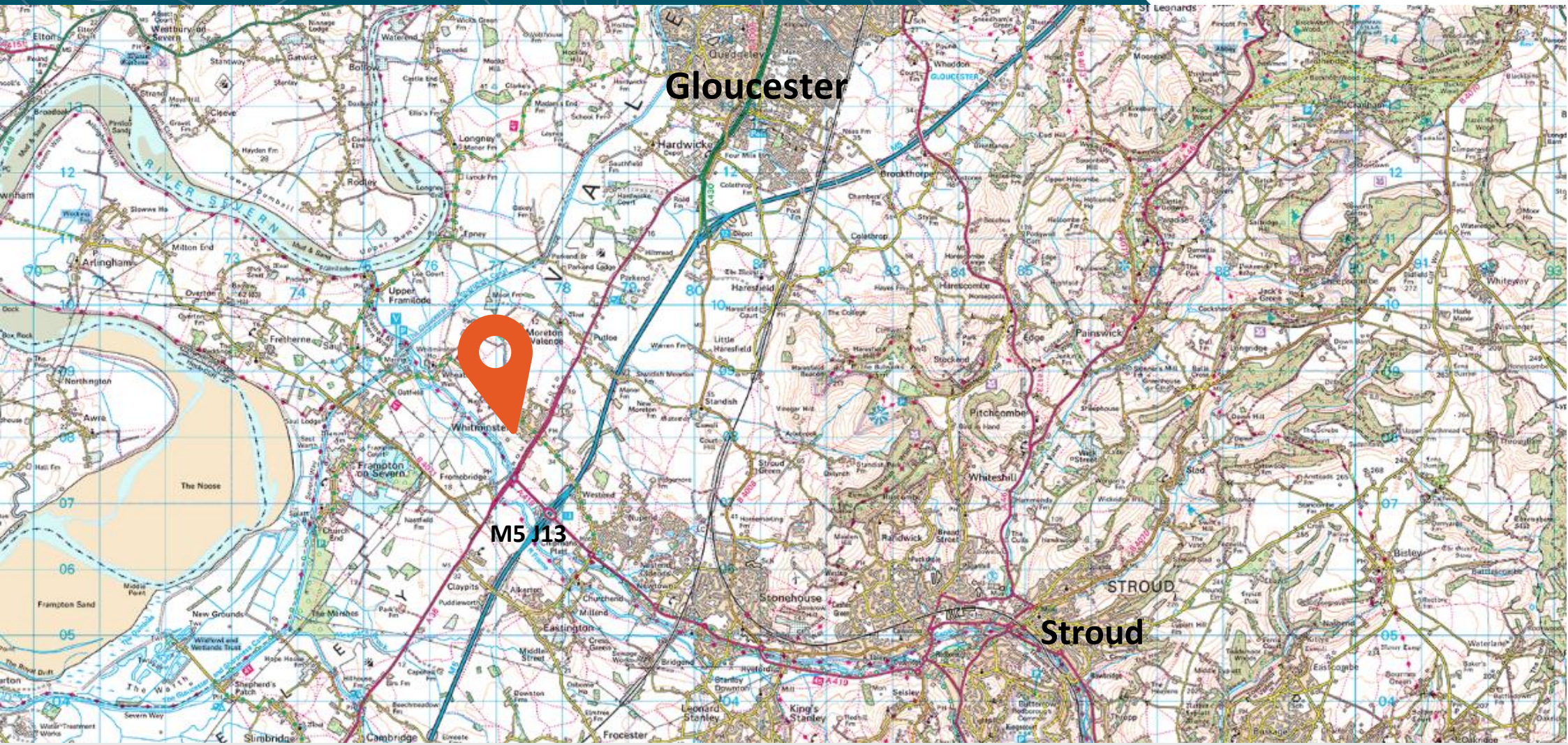
Plan is for indicative purposes only

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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.

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