

# RESIDENTIAL DEVELOPMENT OPPORTUNITY

Land to the west of Allaston Road, Lydney, Gloucestershire, GL15 4EZ

Site with outline planning permission for residential development up to 80 no. dwellings (including 50% affordable) within 12.44 acres (5.03 hectares)



Plan is for indicative purposes.



# FOR SALE Residential development opportunity

## Land to the west of Allaston Road, Lydney



### LOCATION

The site is located off Allaston Road on the northern fringe of the town, Lydney, approximately 10 miles north east of Chepstow and 14 miles south west of Gloucester. Lydney town centre offers a good level of amenities, including schools, supermarkets, convenience stores, shops, town hall, banks, GP surgery, hospital, churches, post office, public houses, cafes and sports and recreation clubs. The town is recognised as a service centre with a wide range of facilities serving the district.

The site is accessed directly off Allaston Road which leads to Highfield Road providing a direct route to Lydney town centre and the A48. The A48 connects the site to Gloucester and Chepstow, offering a wider range of services and transport options. Transport links to the area are good, with two bus stops within close proximity of the site. Lydney Station is located within 1.5 miles of the site with rail services linked to Cardiff Central, Cheltenham Spa, Nottingham and Birmingham New Street.

### DESCRIPTION

The site comprises approximately 12.44 acres (5.03 hectares) of agricultural land, currently used for grazing livestock. The site slopes away from Allaston Road towards a woodland to the west, with an industrial yard (Allastone Grove Sawmills) bordering the site to the north.

The site is easily accessible by road off Allaston Road via an existing agricultural gateway on the eastern boundary. Public rights of way run along Grove Lane and along the outer western side of the site.

There are existing high 33 kV power lines that traverse the site in the northern section running in a north east to south west direction. The proposed scheme has been designed with these remaining in situ.

### PLANNING

The site falls within the administrative district of Forest of Dean District Council which benefits from outline planning permission as outlined below:

- **P1619/23/OUT** - Outline application for residential development for up to 80 dwellings, including 50% Affordable Housing, and all associated works, with all matters reserved for future determination except for access (excluding internal roads) (Revised description). *Refused on the 15<sup>th</sup> November 2024.*

Following the refusal, an appeal was submitted on the 11<sup>th</sup> April 2025 and subsequently approved on the 20<sup>th</sup> August 2025 (Appeal reference: APP/P1615/W/25/3363981).

### PROPOSED SCHEME

The approved scheme proposes up to 80 no. dwellings, including 50% affordable housing with all associated works. In terms of access, at this stage, only the single vehicular access off Allaston Road and secondary pedestrian access from Grove Lane into the site have been considered. All other matters, including scale, layout, appearance and landscaping, are also reserved for future consideration.

### SERVICES

Parties are to make their own enquiries as to the availability of services and we have not made any investigations in this regard.

### SECTION 106 (S.106) AGREEMENT

The application is subject to a signed S.106 Agreement, dated 17<sup>th</sup> July 2025. The Agreement provides for the following pertinent planning obligations and contributions\*:

- **Affordable Housing** – 50% (25 no. Affordable Rent and 15 no. Shared Ownership).
- **Self-Build Dwellings** – 4% of the Dwellings are to be Self-Build/Custom-Build
- **Final Instalment of Primary Education Contribution** - £104,627.64 or an alternative sum as explained.
- **Library Contribution** - £15,680
- **Primary Education Contribution** - £418,510.56
- **Primary Healthcare Contribution** - £59,800
- **Severn Estuary Mitigation Contribution** - £286/Dwelling
- **Travel Plan Deposit Contribution** - £37,600

*\*Please note that these figures need to be checked and calculated in accordance with the signed S.106 Agreement. Also, indexation will be applicable to some contributions.*

### LEGAL INFORMATION

The site is registered under the Freehold Title GR432397 and is offered freehold with vacant possession.

The purchaser is to contribute **£10,000 + VAT** towards the vendor's legal fees.

### VAT

The landowner retains the ability to opt to tax.

### VIEWING

Viewing of the site is by appointment only with Bruton Knowles.

### DATA ROOM

A 'Data Room' has been prepared that provides detailed technical and planning information. For access, please email [jack.mouldsdale@brutonknowles.co.uk](mailto:jack.mouldsdale@brutonknowles.co.uk)

### METHOD OF SALE & TERMS

The site is offered for sale by way of informal tender. Offers are invited on an unconditional basis.

Offers should be submitted in accordance with the 'Financial Proposal Form' contained within the Data Room and be received by Bruton Knowles prior to **Noon on Wednesday 5<sup>th</sup> November 2025.**

Offers should be sent via email to Harry Breakwell: [harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)

### SUBJECT TO CONTRACT – SEPTEMBER 2025

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**Contacts:**

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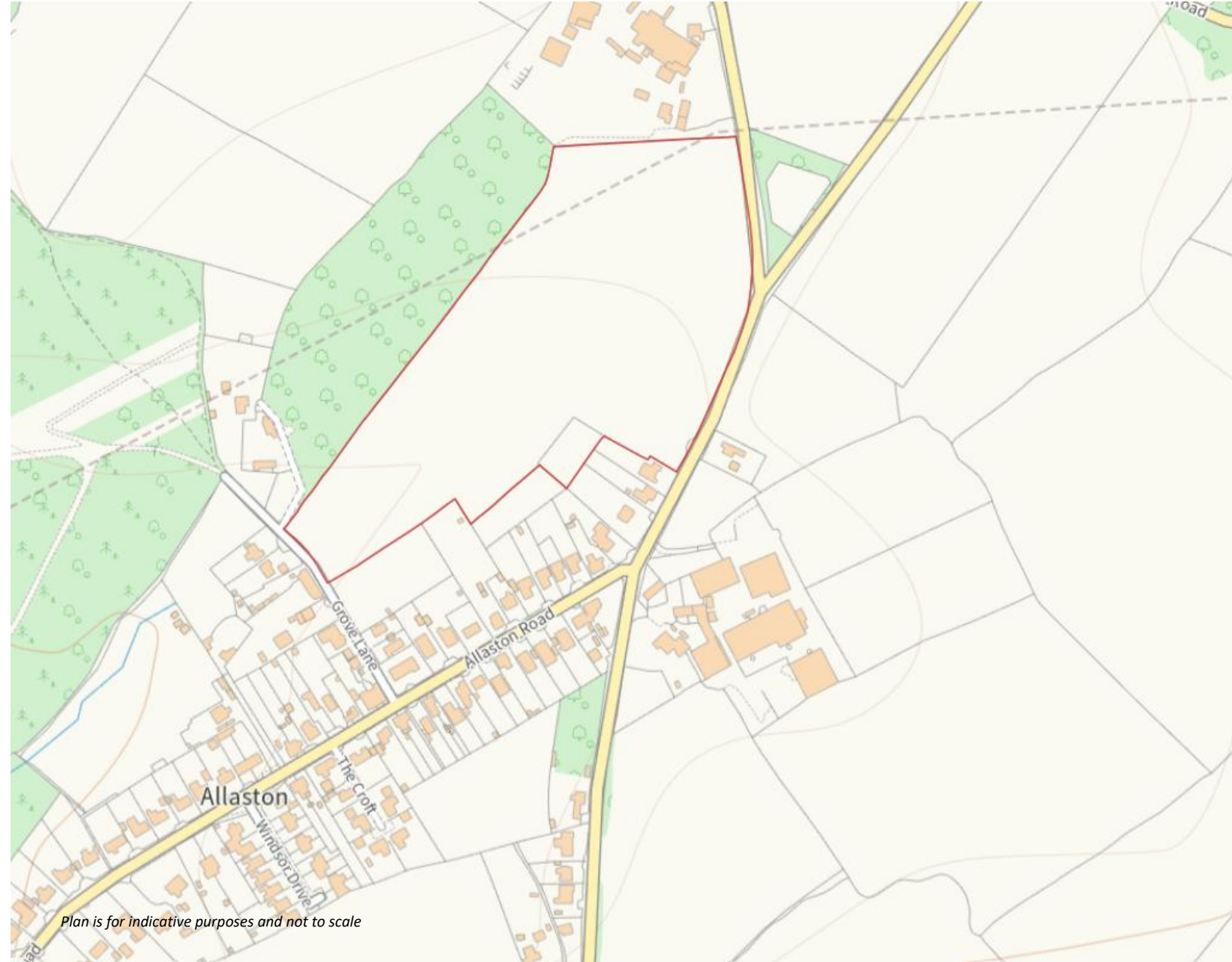
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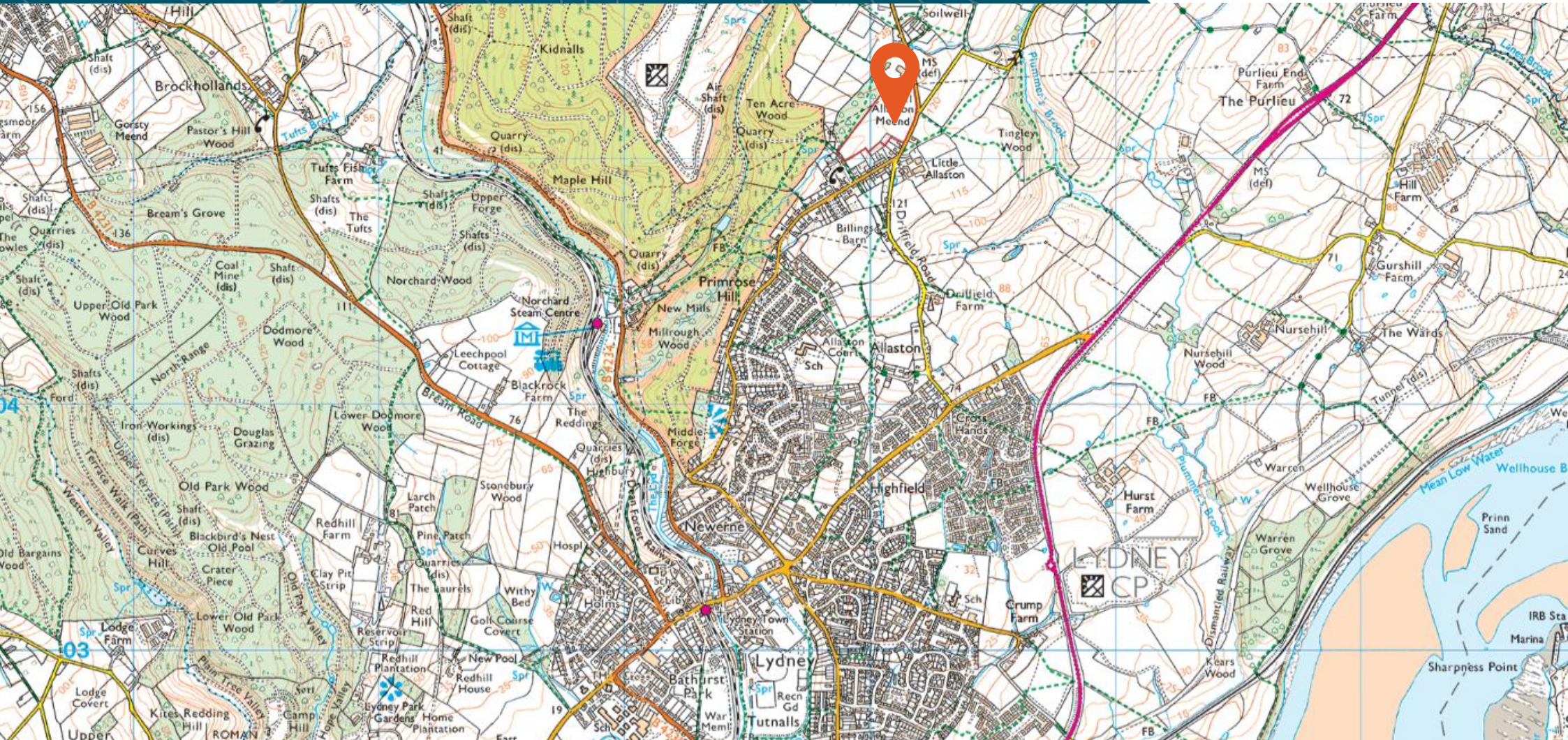
*Plan is for indicative purposes and not to scale*



# FOR SALE

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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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