

STRATEGIC LAND – 11.42 ACRES FREEHOLD SALE OR PROMOTER SOUGHT

Land to the west of the A38, Twigworth, Gloucester, GL2 9PQ



Plan is for indicative purposes.



Strategic Land

Approximately 11.42 Acres (4.62 ha)



LOCATION (GL2 9PQ)

The subject site is located off the A38, between the Oakwood Hotel and Twigworth Business Centre. The village of Twigworth is approximately 2.4 miles north of the cathedral city of Gloucester. The village offers various local amenities to include a bakery and coffee shop, a Co-Operative convenience store and a garden centre. Further amenities to include educational, retail and leisure facilities, restaurants and bars can be found in Gloucester or Cheltenham. Twigworth benefits from its close proximity to major roads such as the A38 and the A40 providing direct links to Gloucester and Cheltenham. Junction 11 of the M5 is situated approximately 5.3 miles away from the site.

- Gloucester – 2.4 miles
- Cheltenham – 8.7 miles
- M5 Junction 11 – 5.3 miles

DESCRIPTION

The area of the title for sale extends to approximately 11.42 acres (4.62 ha) and comprises an area of level grassland. Access to the site is provided by an existing access point set back from the A38 to the eastern corner of the site.

The Oakwood Hotel is to the south and Twigworth Business Centre to the north. New barn style dwellings at 'Twigworth Views' also about the northern boundary. Directly opposite the site lies the new Twigworth Green Development.

The site would suit residential or commercial development, subject to planning.

PLANNING

The site falls within the administrative area of Tewkesbury Borough Council. Planning Policy is covered by the Tewkesbury Borough Plan 2011-2031 which was adopted on the 8th June 2022.

Cheltenham Borough Council, Gloucester City Council and Tewkesbury Borough Council are producing a Strategic and Local Plan (SLP) which will provide an overarching planning strategy, with the Regulation 18 consultation currently being reviewed. The Preferred Options review is anticipated to be undertaken in early 2025.

The site is not located within the Green Belt nor an Area of Outstanding Natural Beauty (AONB). The Environment Agency's flood zone mapping shows that the site lies within Flood Zone 2 and 3.

On site flood remodelling is recommended to define the actual flood zone.

Following recent Appeals, Tewkesbury Borough Council cannot demonstrate a 5 Year Housing Land Supply with this being at best 3.39 years supply.

Significant housing number increases are being proposed for Tewkesbury Borough Council, by central Government.

A solar park has been granted consent to the West of the site under planning application reference [23/00441/FUL](#)

LEGAL INFORMATION

The subject site is registered under the Freehold Title GR436155.

An Option, subject to planning is in force until January 2025. No legal completion will occur until the Option has lapsed.

VIEWING & FURTHER INFORMATION

Walking of the site is by appointment only.

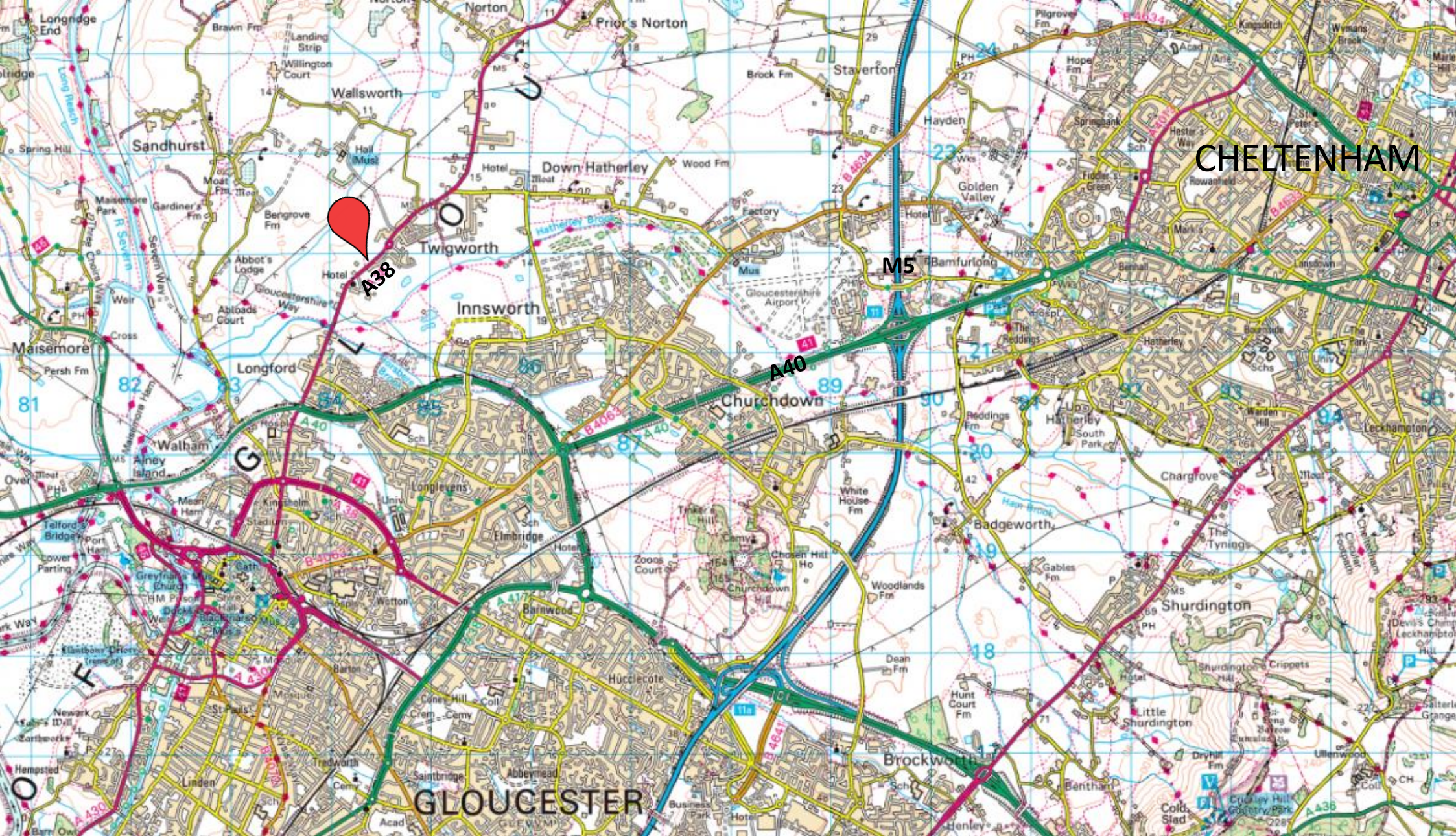
TERMS

The site is available as a Freehold sale with or without overage or promoter sought via an Option or Promotion Agreement. Parties are invited to submit terms as follows:

- Type of agreement (Freehold, Option or Promotion)
- If Freehold:
 - Price
 - Uplift – to be expressed as a fixed price per gross acre (indexed) for 30 years
- Percentage – discount / share of proceeds
- Premium payment(s) to landowner
- Term(s) of agreement / longstop
- Any deductible costs and caps
- Minimum price per gross acre
- Confirmation of payment of landowners professional fees
- Planning strategy

Offers should be submitted to Scott Winnard by email: scott.winnard@brutonknowles.co.uk

SUBJECT TO CONTRACT – DECEMBER 2024



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

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