

# COTSWOLD RESIDENTIAL DEVELOPMENT OPPORTUNITY

Lot A - Poole Farm, The Street, Leighterton, Tetbury, GL8 8UN

**BK** Bruton Knowles



# FOUR HOUSES IN 2.61 ACRES

Poole Farm, The Street, Leighterton, Tetbury, GL8 8UN

For Sale By Informal Tender – Lot A Farmyard Residential Development - (Lot B Farmhouse Available Separately)

On behalf of Gloucestershire County Council, Bruton Knowles is delighted to bring to the market the unique Poole Farm in the Cotswold village of Leighterton, near both Tetbury and Westonbirt/Highgrove. The vacant farmyard (Lot A) is being marketed alongside the original farmhouse (Lot B) and offers the potential to develop a magnificent Tyack Architects designed low density scheme of four premium residential dwellings, extending to a combined 10,538sqft in 2.61 acres, each designed to complement the Cotswold surroundings. Offers are invited for Lot A, Lot B or the farm as a whole.

## LOCATION

Poole Farm is located to the southern edge of the Cotswold village of Leighterton, a small rural, Gloucestershire, settlement, close to the market towns (and supermarkets, cafes, restaurants and boutique shops) of Tetbury, Malmesbury, Wotton-under-Edge, Nailsworth and Chipping Sodbury. It supports a primary school, well regarded public house, farm shop, church and duck pond.

It is a short distance from the A46, locating it conveniently for connection to the M4 and Bristol. Kemble Station, with direct London Paddington trains, is 12 miles to the east.

Nearby is the village of Westonbirt, with its world renowned arboretum, Beaufort Polo Club, public school, and golf course. A short (3.5 mile) drive along the A46 leads to Calcot Spa, which includes a private membership gym and swimming pool.

## DESCRIPTION

Extending to approximately 2.61 acres (1.06Ha), the development site comprises a redundant farmyard. There are several existing modern style storage barns and areas of hardstanding on the site together with a traditional stone barn to the southeast corner.

The site is largely contained by dry stone walling and forms the frontage to two roads, Back Lane along its western side and Bath Road to the south. These roads form part of a circuit that runs around the central part of the village. A dry stone wall also defines its northern boundary and separates the site from a farmyard group of previously converted barns that lie to the north. There are two existing accesses which are to be re-used, one from the south via Bath Road, the other from the west via Back Lane. A third access, currently shared with Poole Farmhouse (Lot B), will not be available if the farmhouse is sold separately.

## PLANNING

23/03100/FUL - Conversion of barn to form 1no. dwelling, demolition of farm buildings and erection of 3no. dwellings with associated works. Approved 12<sup>th</sup> December 2023.

The subject site is within the planning jurisdiction of Cotswold District Council, situated in the Cotswold Area of Outstanding Natural Beauty, and in the Leighterton Conservation Area. This [LINK](#) provides access to the planning portal layout drawings, floorplans, documents etc.



# HIGH QUALITY DESIGN PROPOSALS

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## PROPOSED DEVELOPMENT SCHEME

The four proposed dwellings sit within a wider 2.61 acre plot, rendering the scheme particularly low density and affording each dwelling considerable privacy, private garden space and private yard. A particular feature of the scheme is the large shared communal open/nature space which is overlooked by all dwellings and is private to the scheme residents only.

Plot	Description	Beds	Area Sq.Ft	Area Sq.M
1	New Build – Large, two storey, 4 double bedroom, detached feature dwelling, with private driveway. Open plan kitchen/living/dining, separate sitting room, utility and study. Family bathroom, ensuites to two bedrooms and dressing room to master bedroom. Double car port, cycle store and plant room.	4	2,465	229
2	New Build - Large, two storey, 4 double bedroom, detached family dwelling, off shared private driveway. Open plan kitchen/dining, separate family room, snug, utility and study. Family bathroom and ensuites to two bedrooms Double car port, cycle store and plant room.	4	2,540	236
3	New Build – Large, two storey, 3/4 double bedroom, detached family dwelling, off shared private driveway. Open plan kitchen/living/dining, separate sitting room, utility and study (or bedroom). Family bathroom and ensuite and walk in wardrobe to master bedroom. Garage, cycle store and plant room.	3/4	2,131	198
4	Barn Conversion – Large, two storey, 3 double bedroom, detached barn conversion (and extension), off shared private driveway. Open plan kitchen/dining/sitting, with separate utility and boot room. Ensuites to all bedrooms. Garage, cycle store and plant room.	3	1,808	168

## COMMUNITY INFRASTRUCTURE LEVY

The consent is subject to a CIL Liability Notice dated 13 December 2023 at £88,685,70. Further clarity on this will be provided during marketing.

## SERVICES & DRAINAGE

Whilst the site benefits from some existing services, the development will require new supplies. Drainage is to be dealt with via a proposed waste water treatment plant and discharge to ground. A detailed drainage strategy is available in the Data Room.

## METHOD OF SALE

The property is for sale by way of Informal Tender with offers to be received by Noon on **Thursday 4<sup>th</sup> July 2024**. Offers are to be submitted in the prescribed financial proposal form (available in the Data Room).

## LEGAL

Each party to bear its own legal costs incurred in the transaction. The property is offered Freehold with vacant possession. The Vendor is to retain an overage of 50% on an improved planning permission (additional dwellings) for a period of 50 years.



## VIEWING & FURTHER INFORMATION

A Data Room [www.brutonknowlessites.co.uk](http://www.brutonknowlessites.co.uk) has been prepared that provides information on Method of Sale, planning permission, additional photos, and technical information, to include: ground investigation survey, topographical survey and services information. Please email [william.matthews@brutonknowles.co.uk](mailto:william.matthews@brutonknowles.co.uk) for password access.

Viewings and consultant inspections are strictly by appointment only and on the following fixed viewing days:

- 11.00 to 14.00 - Friday 7<sup>th</sup> June 2024
- 11.00 to 14.00 - Friday 14<sup>th</sup> June 2024
- 11.00 to 14.00 - Friday 28<sup>th</sup> June 2024

To arrange a viewing, please contact Anna Renton by email: [anna.renton@brutonknowles.co.uk](mailto:anna.renton@brutonknowles.co.uk) or on 07511226464

## VIDEO FLY OVER

Lot A [Link](#) - & Lot B - [Link](#)

**Subject to Contract – May 2024**

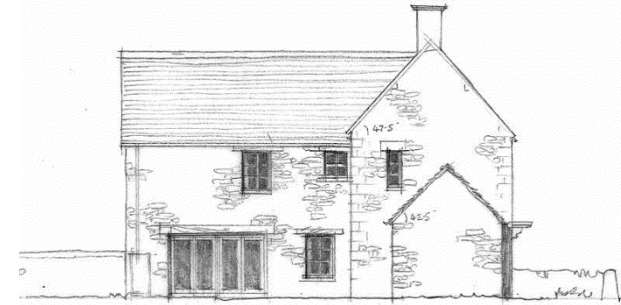


Photomontage of development scheme

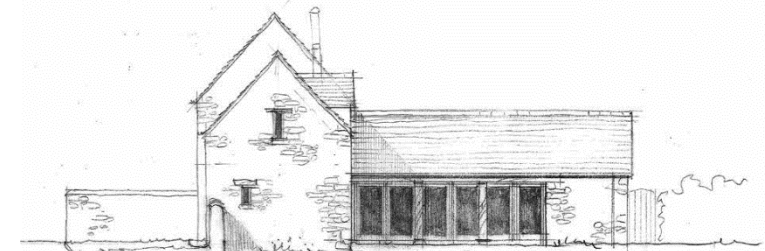
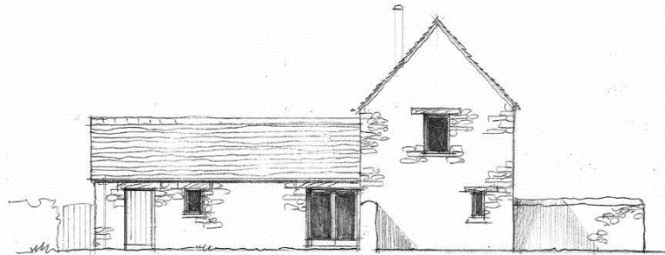
**PLOT 1**



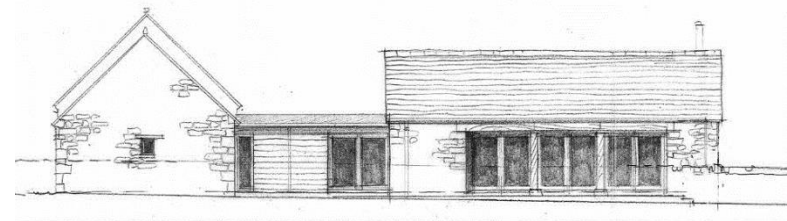
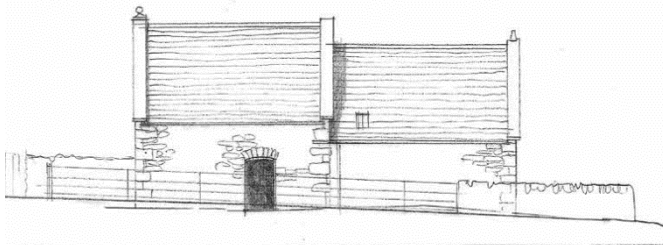
**PLOT 2**



**PLOT 3**



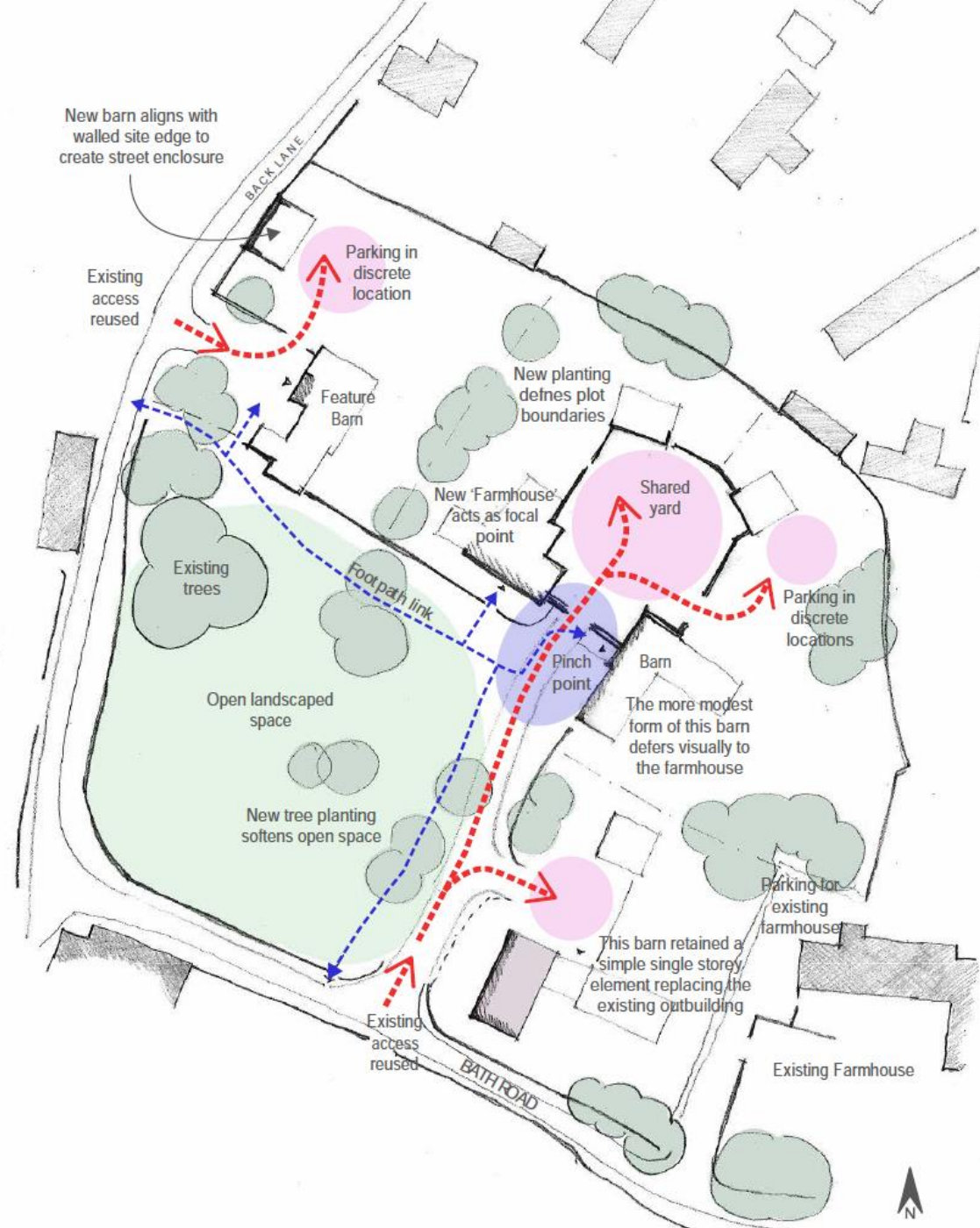
**PLOT 4**



"The design creates a new farmyard group within the existing site enclosure. The new group consists of a 'Farmhouse' and related 'barns'.

- **Open Space** - The rural character of the village edge location is retained by integrating a grassed open space within the southwest part of the site. The new buildings are contained in the area that was already developed. Footpaths (*not public*) link around the shared open space.
- **Access** - The two existing access points are utilized (the access points are modified to allow for vehicular sight lines). The southern access leads past the existing traditional barn towards the 'Farmhouse', a yard and related barn group. The eastern access leads to a single larger barn.
- **Streetscape along Back Lane** - The approach from the north along Back Lane is visually tightened by the introduction of a low barn (carport) that aligns with the enclosing walling. This tightening creates drama by accentuating the open space beyond. This barn also echoes and acts as a counterpoint to the existing barn on the opposite side of the lane. Once past the single storey-barn, the view opens to the east towards a feature barn.
- **Streetscape along Bath Road** - The existing traditional barn announces the southern access. The proposed 'Farmhouse' acts as a focal point for views across the open space. The access tightens where an adjacent 'barn' creates a pinch point before leading to a shared yard.
- **Walling** - Walls are a significant feature of the village so all the existing outer walling is retained and new drystone walling links the proposed buildings. Higher elements of walling demarcate the entrance into the shared yard and provide privacy to garden areas. Each house has been designed in response to the visual role it plays within the scheme. Their layouts all integrate main open plan kitchen/dining/family spaces, while the extent of the remaining accommodation varies according to the massing and form of each house.
- **House 1** is a feature barn echoing the larger distinctive barns found elsewhere in the village. It takes the form of a simple main barn with secondary additions. It has four bedrooms, and a separate sitting area and study.
- **House 2** emulates a farmhouse, it has a main entrance element that lies parallel to its frontage with rear and side offshoots. It has four bedrooms, a traditional hall and staircase arrangement, and a separate snug and study.
- **House 3** is a more modest barn that lies perpendicular to the 'Farmhouse' so it encloses the streetscape and creates a pinch point at the access into their shared yard. It is subservient in massing and scale to Houses 1 and 2 and consists of an L-shaped plan of connected barn forms. Its kitchen/dining space is formed within a single-storey rear offshoot that opens out to the south. It also has a separate sitting room, three upstairs bedrooms and a ground floor study/extra bedroom.
- **House 4** is partially formed from the existing barn, its open plan main living space is created within a new, single-storey barn-like wing to the east, formed on the footprint of the existing shed-like offshoots. The existing barn is used to create the bedroom accommodation, only the existing openings are used, new fenestration is limited to the inclusion of roof lights. The integrity of the original barn is preserved by introducing a flat-roofed link between the new and old elements and by using its existing eastern opening as the connection point."

Tyack Architects – Design and Access Statement



**Important Notice:** Bruton Knowles is 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 has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.



For Illustrative Purposes Only



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