

DRAFT ALLOCATION – 36 Units

Littledean, Cinderford

Prescott Meadow, Sutton Road,
Littledean, Cinderford, Glos, GL14 3NJ

A - Approx. 2.57 Acres (1.04Ha)

B - Approx. 3.21 Acres (1.30 Ha)



Plan is indicative and not to scale

Strategic Land

Approximately 5.78 Acres (2.34 Ha)



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LOCATION

The subject site is located on the southern edge of Littledean, a village in the Forest of Dean, lying some 1.5 miles east of Cinderford, 8.5 miles north of Lydney and 14 miles south west of Gloucester city centre. Littledean itself benefits from two hotels, a Primary School, Community Centre, fish & chip shop, vehicle repair garage, as well as Littledean Jail, a popular tourist attraction. The nearby town of Cinderford offers access to supermarkets, leisure facilities and employment opportunities. The nearest train stations are located in Gloucester and Lydney. Bus services operate on Broad Street in Littledean (to the north of the site via Sutton Road), with routes to Gloucester, Lydney and Coleford.

DESCRIPTION

The site comprises a single, rectangular parcel of pasture land, extending to approximately 5.78 acres (2.34 ha), sloping from the residential properties to the eastern boundary off Dean Crescent, westwards to Sutton Road. The site also has a gentle incline from south to north following the gentle rise of the valley.

The whole of the site is offered to the market, however it has been split into two parcels to illustrate the draft allocation on **Parcel A**. **Parcel A** which forms the north part of the site extends to approx. 2.57 acres (1.04 ha) and **Parcel B**, which is the remaining approx. 3.21 acres (1.30 ha) lies to the southern part of the site. Access is currently provided off Sutton Road via a gateway in the north western corner of the site, which leads into a fenced-off stock holding area.

The site is registered under the Freehold Title GR305221.

PLANNING

The subject site is located within the planning jurisdiction the Forest of Dean District Council ("FODDC"). FODDC are currently at the Regulation 18 stage of the Local Plan process whereby the Draft Plan has been produced. The Draft Local Plan 2041, including this site, has been approved at Cabinet on the 16th May 2024 and is due to go to Full Council on the 30th May 2024. Subsequent statutory engagement/consultation (Reg 18) is expected to take place during June 2024. The plan will then be submitted for examination in summer 2025, so it can be examined and formally adopted by the council.

As per the Draft Local Plan 2041, Littledean has a population of approximately 935 and is a Service Village with a range of local services, accessible to Cinderford and on a transport route.

Under Policy LP. 90 of the Draft Plan 2041, part of the site has been draft allocated. Referred to as 'Sutton Road, Littledean', about 1.2ha has been allocated for 36 dwellings. The draft allocation states that *"development must demonstrate it has no adverse impact on the nearby bat SAC and the wildlife it supports. A pedestrian link through the nearby open space to the north of the allocation should be provided along with direct access onto the footpath on the southern boundary of the allocation."*

TERMS

Offers are invited by way of:

- Fixed Price Conditional Contract (Subject to Planning only)
- Freehold (+ Fixed Price Overage Per Unit)
- Promotion Agreement.

Parties are invited to submit terms as follows:

- Type of agreement (Fixed Price Conditional Contract/Freehold/Promotion Agreement).
- Fixed Price/Freehold Offer
- Percentage - discount/share of proceeds (if a Promo)
- Deposit
- Premium(s) to landowner (if a Promo)
- Term(s) of agreement/Longstop
- Any deductible costs and caps
- Minimum price per unit.
- Confirmation of payment of landowner's professional fees

Offers should be submitted by **Noon Tuesday 9th July 2024** to Scott Winnard by email:

scott.winnard@brutonknowles.co.uk

To register your interest, please email:

jack.moulds@brutonknowles.co.uk

VIEWING

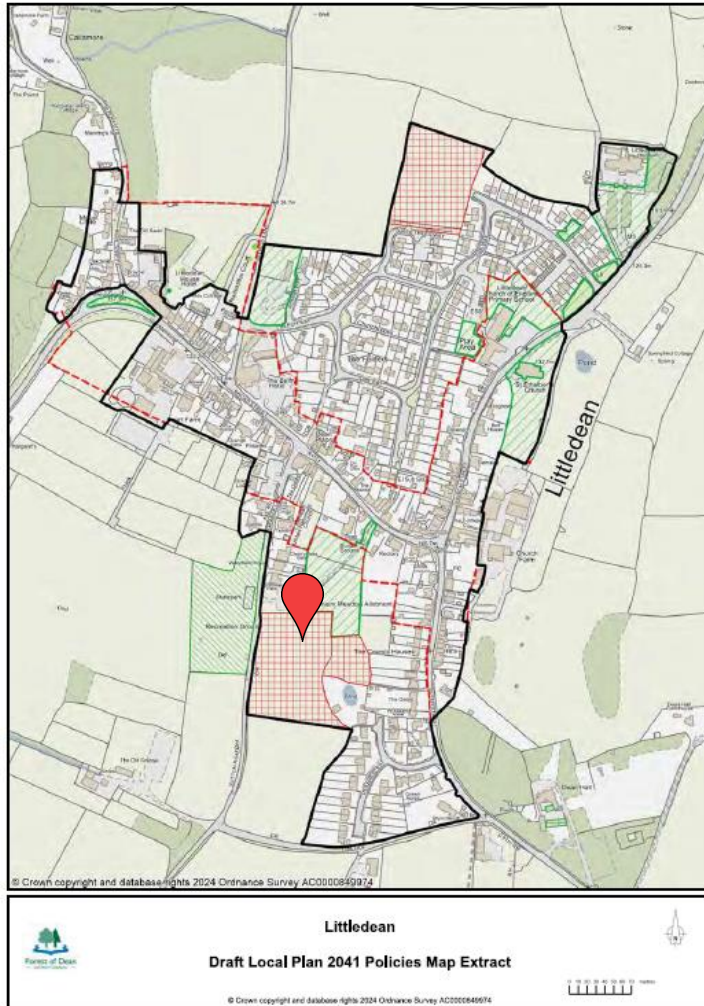
Viewing possible by roadside.

SUBJECT TO CONTRACT - MAY 2024

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 residential 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.

Draft Local Plan Allocation Info

Littledean



Sutton Road Littledean

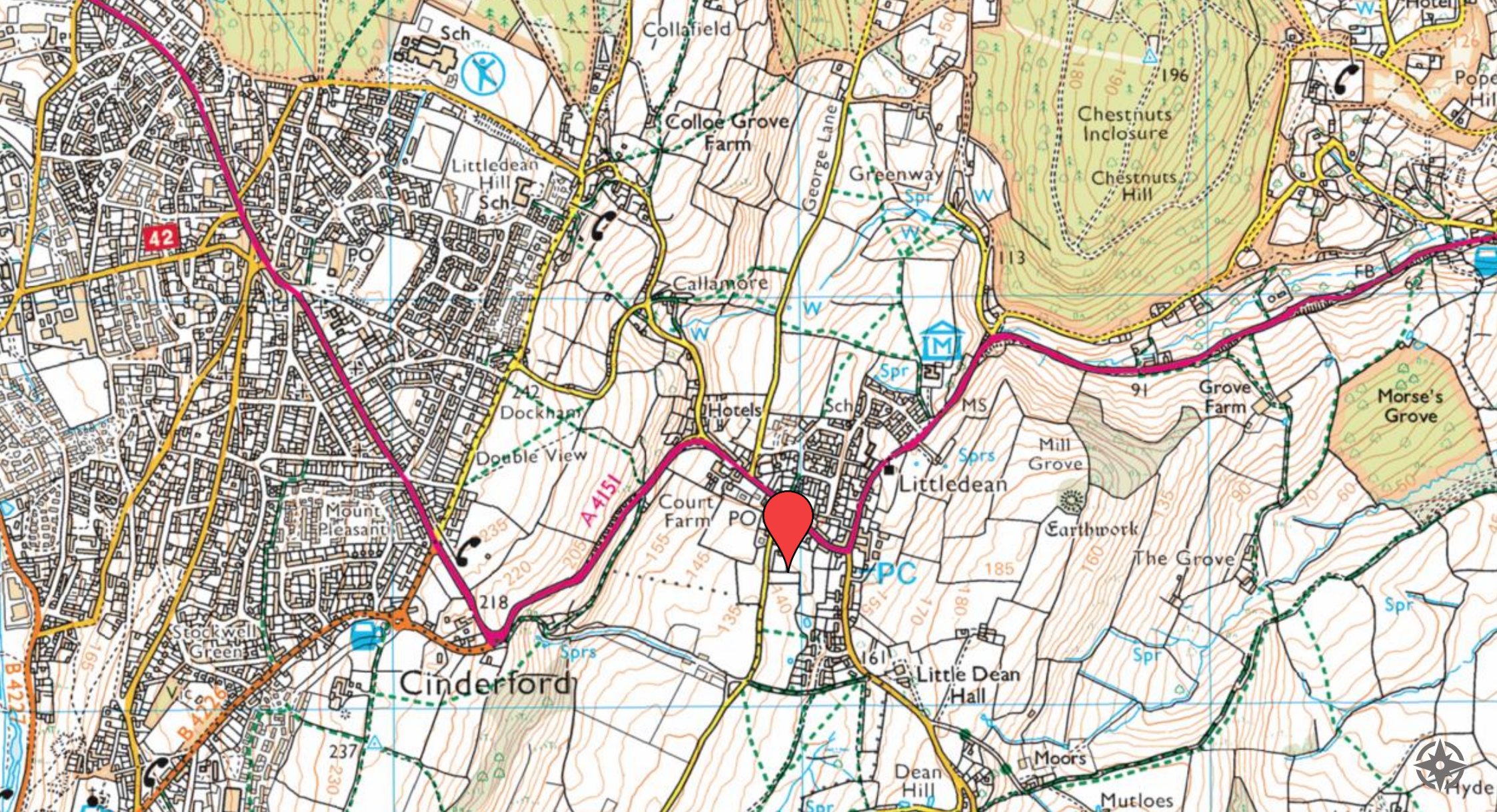
Policy LP. 90

Sutton Road, Littledean

About 1.2ha of land east of Sutton Road Littledean is allocated for 36 dwellings. Development must demonstrate it has no adverse impact on the nearby bat SAC and the wildlife it supports. A pedestrian link through the nearby open space to the north of the allocation should be provided along with direct access onto the footpath on the southern boundary of the allocation..

- FoD District Boundary 2015P
- Cycle Paths
- Gypsy & Travelling Showpeoples Sites
- Settlement Boundary
- Railway Land Protected For Dean Forest Railway
- Lydney Town Centre Road Safeguarding
- Conservation Area Boundary
- Mixed Development Sites (Housing & Employment)
- Active Town Centre Frontage
- Town Centre Boundary
- Housing Allocations
- Local Policy Area
- Retail Use Allocations
- Recreation Space
- New Recreation Space
- Intensification Of Employment Generating Use
- Important Open Area
- Important Open Area & Recreation Use
- Environmental Improvements
- Ancient Monuments
- Herefordshire & Gloucestershire Canal Reinstatement
- Mixed Employment Recreation & Tourism
- Regionally Important Geological Sites
- Employment Generating Uses
- Forest Statutory Boundary
- Locally Distinctive Area
- Locally Valued Landscape
- Community Uses
- Special Areas of Conservation
- Special Protection Areas
- Historic Nationally Important SSSI
- FoD Key Wildlife Sites
- Hartpury College Policy Area
- A.O.N.B.
- Floodzone3

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