

FOR OPTION/PROMOTION ONLY

# Tewkesbury Road, Norton, Gloucester GL2 9LJ

Site Area: Approximately 4.7 acres (1.9 Ha)

**BK** Bruton Knowles

est.1862



The Site

A38

# Strategic Land – For Promotion/Option Only

## LOCATION – SAT NAV: GL2 9LJ

The site is located to the north of Gloucester, centrally within the village of Norton, fronting onto the A38/Highways owned land. The village is some 2 miles to the north of Gloucester (Longford) and 5 miles to the south of Tewkesbury. The village accommodates a primary school, village hall and public house,

## DESCRIPTION

The land edged in red comprises level pasture land extending to approximately 4.7 acres (1.9 hectares) which directly adjoins existing dwellings, the primary school and village hall.

## PLANNING

The site is located outside of Green Belt, AONB and conservation areas and is not identified as being at risk of flooding.

Norton is identified as a 'Service Village' by Tewkesbury Borough Council.

The site was submitted for consideration to the 2018-19 Assessment of Land Availability ("ALA") reference NORT010.

The Council is currently understood to be short on its 5 year housing land supply. A recent test at appeal confirmed that it currently only has 1.82 years' of supply, which is currently being challenged by the Council.

Bruton Knowles has explored the site's planning prospects and recently commissioned highways analysis on behalf of the landowner. This has confirmed positive prospects for the reconfiguration of the current village access to enable a suitable access into the scheme. This commentary, which includes an access arrangement overview plan and full topographical survey of the site, can be made available to interested parties.

Interested parties are invited to discuss the site's planning prospects with Bruton Knowles' planning team – specifically David Smart [david.smart@brutonknowles.co.uk](mailto:david.smart@brutonknowles.co.uk) 07969 284865

The blue shaded land comprises a 22 dwelling allocation proposed in the emerging local plan but it has already been granted planning permission (2018) and has since been built out.

## VIEWING

The site can be viewed from the public highway and the public footpath crossing its southern corner.

## RETAINED LAND

The vendors intend to retain strips of land to the western and southern boundaries of the site which will not be included in any agreement.

## TERMS

The site is available for an option or promotion agreement.

Parties are invited to submit terms on the following basis:

- Percentage - discount/share of proceeds
- Term of agreement/Longstop
- Any deductible costs and caps
- Minimum price per gross acre
- Premium to landowner
- Intended planning consultant
- Confirmation of payment of landowner's professional fees (please enquire)

Offers should be received by Bruton Knowles by **Noon on Friday 16<sup>th</sup> July 2021** via email to [robert.anthony@brutonknowles.co.uk](mailto:robert.anthony@brutonknowles.co.uk).

## Subject to Contract

**June 2021**

## Bruton Knowles LLP

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