

RESIDENTIAL DEVELOPMENT LAND



Twyning, Tewkesbury

Land known as The Oaks, Twyning, Tewkesbury, GL20 6BY



Outline Planning Permission for up to 36 units with Private Unit Restriction to over 55's, subject to Unilateral Undertaking*



Land opposite Cherry Orchard Lane, Twyning, Tewkesbury

LOCATION

The site is located to the south of the village of Twyning, opposite Cherry Orchard Lane. Twyning is located to the west of the River Avon in the north of Gloucestershire, near Tewkesbury. The village is divided into two main parts, the older Church End, and Twyning Green, the subject site sits to the north of Church End and south-west of Twyning Green. To the north of the site is a recently constructed Persimmon Homes site of 58 dwellings which was completed in 2018. Transport links to the location are very good with Junction 1 of the M50 motorway accessed a short distance away via Brockridge Road. Twyning is a sought-after rural settlement due to its strategic location. Off J1 of the M50 there are two large employment sites / office parks, Brockridge Business Park with major expansion plans and the smaller Duddage Business Park. The site grid reference is X389586, Y236649.

- Junction 1 of M50 Motorway – 0.7 miles
- Junction 8 of M5 Motorway – 2.5 miles
- Tewkesbury Town Centre – 2.9 miles
- Tewkesbury Railway Station – 5 miles

DIRECTIONS

From J1 of the M50 head south-east towards Twyning via Brockridge Road. Once you reach the Persimmon Scheme bear right towards Church End. The postcode is GL20 6BY. There is a farm track to the south of the site for viewing.

NEARBY FACILITIES & AMENITY

The village benefits from good levels of amenities nearby. Local facilities include:

- **Twyning Village Hall** – providing a wide range of events, leisure activities and meetings.
- **SPAR Convenience Store and Post Office** – providing the village with groceries and other products.
- **Two Pubs / Restaurants** – 'The Fleet Inn' overlooking the River Avon and 'The Village Inn'.
- **Twyning Primary School** – education for early years to key stage 2.
- **TRAC** - Twyning Recreation and Amenity Complex located in close proximity to the subject site, which provides sports facilities such as Tennis Courts, Netball Courts and MUGA games areas.



Consent for up to 36 dwellings for occupation by over 55's

SITE DESCRIPTION

The site comprises a broadly triangular shaped parcel of greenfield pasture, used in recent years for equestrian, dog training and grazing purposes. The land is predominantly level and runs into a copice / wooded area to the east. The land is bound by mature hedgerows to the north and west and the vendors retained land and private farm track is located to the south. Access is currently provided by gateways to the south of the parcel. The land benefits from long reaching views over the surrounding countryside. A public footpath dissects the site vertically via the residential estate to the north, a further public footpath runs to the eastern boundary. There are a number of mature trees on site to include specimen oaks. A small ditch runs inside of the northern boundary, a further watercourse is located to the eastern boundary.

- 6.3 Acres (2.54 Hectares) approximate sale area
- Picturesque greenfield location.

PLANNING HISTORY

The site is located within the jurisdiction of Tewkesbury Borough Council. The land has been promoted by Land Allocation Ltd.

An outline planning application for the erection of up to 50 residential dwellings under application ref **19/00531/OUT** was refused on 17th December 2019.

A subsequent application was submitted, ref **20/00636/OUT**, dated 13 July 2020, and was refused by notice dated 17th November 2020.

An appeal decision dated 11 November 2021 ref **APP/G1630/W/21/3273676** allowed the appeal for Outline Planning Permission for 'up to 36 (maximum) dwellings, including residential dwellings for over 55's at Land North Of Church End, Twyning, Tewkesbury GL20 6BY in accordance with the terms of the application, ref **20/00636/OUT**, dated 13 July 2020, subject to the conditions in the Schedule at the end of this decision'.

Please see the appeal decision on page 8 for the Schedule of Planning Conditions.

PROPOSED SCHEME

The Illustrative Masterplan provides for up to 36 residential dwellings. The proposals are for 22 of the proposed dwellings to be restricted accommodation for over 55's and 14 affordable housing units with unrestricted occupancy. The layout plan provides for both single storey bungalow units and two storey dwellings. The proposed site access is off the main road to the west. The layout provides for an attenuation basin to the east and footpath links the the TRAC and wider village.

UNILATERAL UNDERTAKING & S.106

The application is subject to a signed Unilateral Undertaking dated 2nd September 2021. The agreement provides for planning obligations of provision of affordable housing, affordable housing contribution, library contribution, offsite LEAP, public open space, public transport and recycling and waste.

- **40% Affordable Housing** – 14 Units
- **Affordable Contribution** - £30,000 (Index Linked)
- **Library Contribution** - £7,056 (Index Linked)
- **Offsite LEAP** - £44,986 (Index Linked)
- **Public Transport** - £62,000 (Index Linked)
- **Recycling & Waste** - £73 per dwelling

The latest agreement omits 'Education Contributions'. The inspector advises the 'transport to school' planning obligation previously proposed would be unfair and unnecessary. A further legal agreement is being drawn up with the Local Authority. A copy of the existing UU is provided in the data room.

COMMUNITY INFRASTRUCTURE LEVY

A CIL rate of £206.83 per square metre (2021 Index) will be sought against the open market units. Subject to further indexation for 2022.

SERVICES

A Utilities Assessment has been commissioned by the promoter. A copy of this is provided within the Data Room.

VAT

VAT will be chargeable on the purchase price.

TERMS

The site is offered For Sale by Informal Tender. Unconditional Offers are invited. Bids should be in accordance with the 'Financial Proposal Form' contained within the Data Room, and be received by Bruton Knowles prior to **Noon Thursday 24th February 2022**. Tenders should be submitted to Scott Winnard by email: scott.winnard@brutonknowles.co.uk

LEGAL INFORMATION

The site is offered Freehold with Vacant Possession. A professional undertaking of £15,000 plus VAT for the landowner's costs will be required. A ransom strip will be retained along the northern boundary.

VIEWING & FURTHER INFORMATION

The site can be viewed from the private farm track to the south. A 'Data Room' has been prepared that provides detailed planning and technical information, to include a ground investigation report. For access please email: william.matthews@brutonknowles.co.uk

SUBJECT TO CONTRACT JANUARY 2022

Persimmon Scheme

Being Promoted

POS

Twyning

TRAC

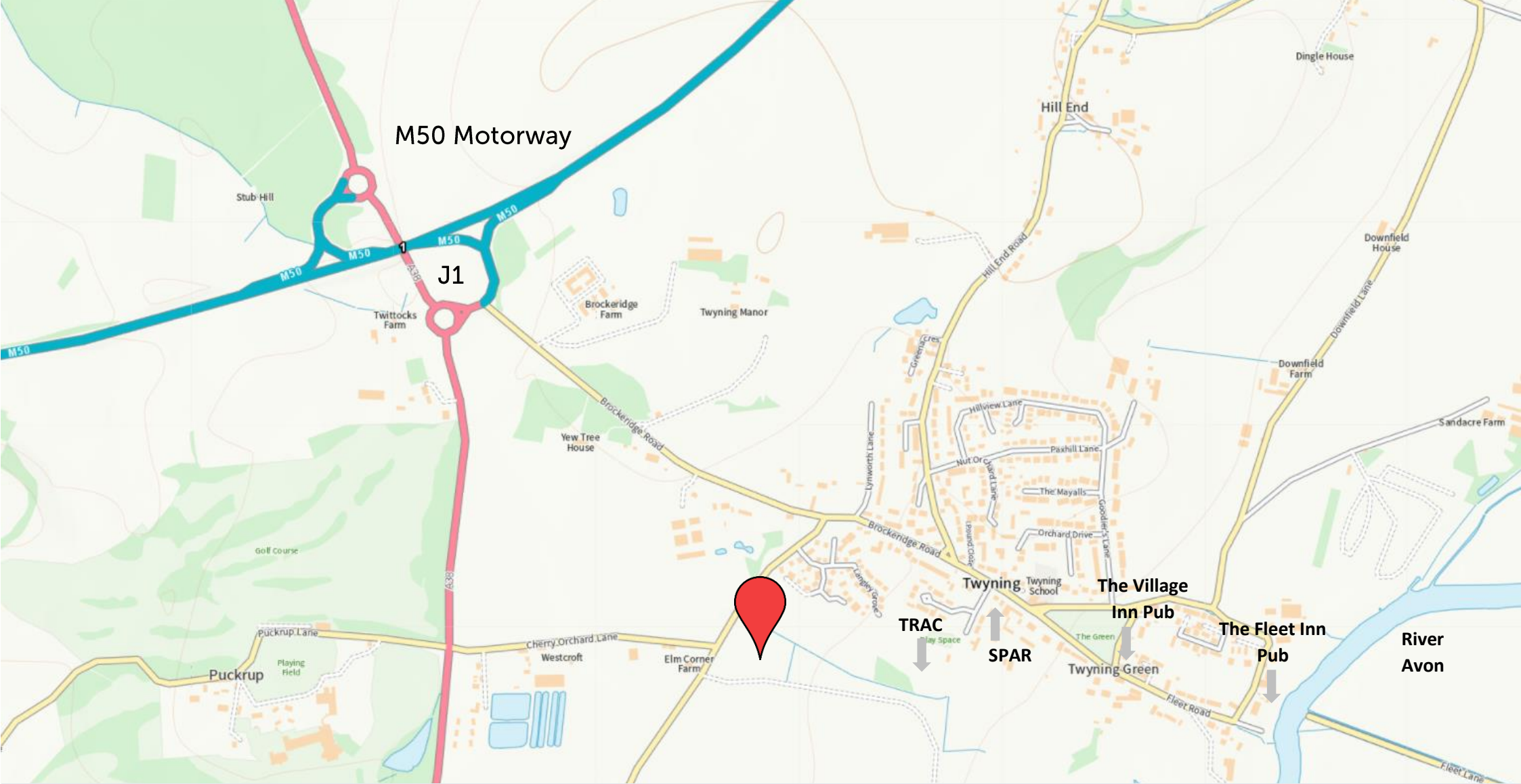
Village Hall

Illustrative Layout Plan



CGI Proposed Street View





CONTACT

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

Scott Winnard BSc (Hons) MSc MRICS
07808 904492
scott.winnard@brutonknowles.co.uk

William Matthews BSc (Hons) MRICS
01452 880152
william.matthews@brutonknowles.co.uk



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