

OPTION/PROMOTION LAND



Land off Church Road, Longhope, Glos.

Site Area: Approximately 3.08 acres (1.25 Ha)

An aerial photograph of a rural area with green fields and some buildings. A red outline highlights a specific plot of land. A blue shaded area is overlaid on the image, partially overlapping the red-outlined area and a residential development. The text '23 Dwelling Development (Under construction) Bell Homes' is placed within the blue shaded area.

23 Dwelling Development
(Under construction)
Bell Homes

Strategic Land – For Promotion/Option Only

LOCATION (SAT NAV: GL17 0LH)

The site is located to the northern end of the Gloucestershire village of Longhope, a linear village with a settlement boundary almost a mile in length,

The village benefits from a primary school, artisan bakery, village shop, Post Office and nearby pubs.

The larger urban centres of Gloucester (10 miles) and Cheltenham (15 miles) provide an excellent range of educational, leisure, retail and cultural facilities. Ross-on-Wye and the M50 motorway is located approximately 5 miles to the north.

DESCRIPTION

The land (illustratively) edged in red extends to approximately 3.08 acres and comprises a circa 75 metre frontage onto Church Road, immediately opposite the entrance into the recently commenced 23 dwelling development across the road.

The main body of the site slopes gently away from the road, providing a regular shaped, pragmatic, development parcel, with further lower lying land to the east, adjacent to Longhope Brook, offering room for open space and attenuation.

The site offered here also includes further land to the north, comprising some shed/scrub/farm yard land, immediately adjacent to the GII* Listed All Saints Church.

VIEWING

Viewings strictly by appointment with Bruton Knowles.

PLANNING

The site located within the jurisdiction of the Forest of Dean District Council.

It is located immediately adjacent to the existing settlement boundary to the north, west and south. The majority of the site, apart from the extreme east, is outside of the floodplain.

The church to the north of the site is GII* Listed and it is proposed that development on the subject site could be supported by the offer of some open space on the northernmost extent of the parcel, replacing the untidy scrub/yard land with landscaping to improve the surrounds of the Listed building.

The Forest of Dean is currently preparing its new Local Plan, which is currently understood to be at the Draft Local Plan stage with a draft local plan to be released for comments in Autumn 2022.

TERMS

The site is available for an option or promotion agreement.

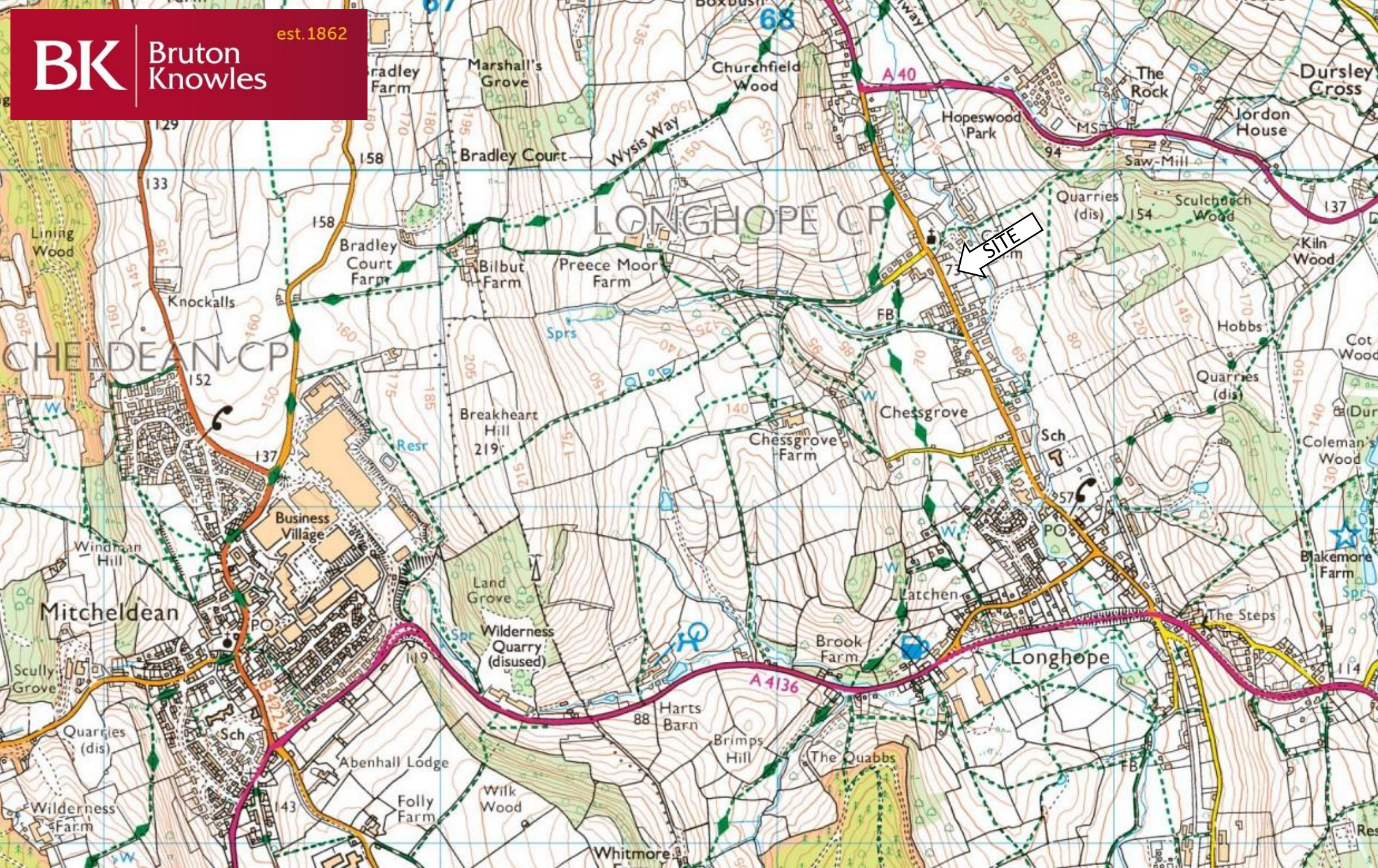
Parties are invited to submit terms on the following basis:

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

All offers should be received by Bruton Knowles by **Noon on Monday 1st August 2022** via email to: robert.anthony@brutonknowles.co.uk.

Subject to Contract
July 2022

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.



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