

# STRATEGIC LAND



## Land to the south of the A48, Chaxhill Westbury-on-Severn

Site Area: Approx. 20.70 acres (8.38Ha)



Plan is indicative

# Strategic Land south of the A48, Chaxhill



## LOCATION (GL14 1QW)

The site is located in Chaxhill which lies on the western edge of the village of Westbury-on-Severn. The site is approximately 8 miles south west of Gloucester and lies 20 miles north west of Chepstow.

Chaxhill benefits from a convenience store, care home and the renowned Severn & Wye Smokery which comprises a fish market, café/restaurant and foodhall. Walmore Hill Primary School is located approximately 0.7 miles to the east of the site. The village of Westbury-on-Severn offers further amenities and services including; a primary school, parish hall with public sports facilities and also the popular Lyon Inn. To the south of the village is the National Trust owned Westbury Court Garden. The town of Cinderford is located on the eastern fringe of the Forest of Dean and provides local amenities, including shops and educational facilities in addition to the greater offering in Gloucester.

The area is well connected via the A48 which runs from Gloucester to Chepstow, with train stations located in nearby locations of Gloucester and Lydney, providing national rail links. There are two bus stops located within 50m of the site, providing regular services to Coleford and Gloucester.

## DESCRIPTION

The site comprises approximately 20.70 acres (8.38 hectares) of pasture land lying on the southern side of the A48, bound to the east and west of Crowgate Lane and Rock and Fountain Lane. To the south of the site is an orchard and residential dwelling and to the north lies a care home. The northern boundary is delineated by hedgerow and a number of mature trees running alongside the A48.

The site is easily accessible by road, with vehicular access provided via the A48 through an established gated entrance located on the northern boundary.

## PLANNING

The subject site is situated within the planning jurisdiction of the Forest of Dean District Council (FoDDC). The FoDDC have commenced work on a New Local Plan to cover a period between 2021 and 2041. The Second Preferred Option was published in July 2022. Within this document, it set out an example of the scale and distribution of housing that the Local Plan would need to provide for in order to implement the draft strategy. 'Major Villages' were apportioned 907 new dwellings and 'Other Villages' were apportioned 554 new dwellings. Comments on the Draft Plan are expected for Spring 2023.

Information on the Five-Year Housing Land Supply for the Forest of Dean District Council, from the 2020/2021 Housing Supply Position Statement, indicates that the district has a circa 3.9-year supply.

The site was submitted to Forest of Dean Council for part of their Strategic Housing Land Assessment (SHLAA) 2020 and is referred to as the 'Land behind Chaxhill Garage'.

## SERVICES

Parties should satisfy themselves as to the availability of services. We have not carried out any tests in this regard.

## TERMS

The site is available for promotion via an Option or Promotion agreement, and parties are invited to submit terms as follows:

- 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

Alternatively, the landowner may consider Freehold offers to include uplift terms in the event the land secures planning permission.

Offers should be received via email to Harry Breakwell: [harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)

## VIEWING

Viewing by prior appointment only.

## BRUTON KNOWLES LLP

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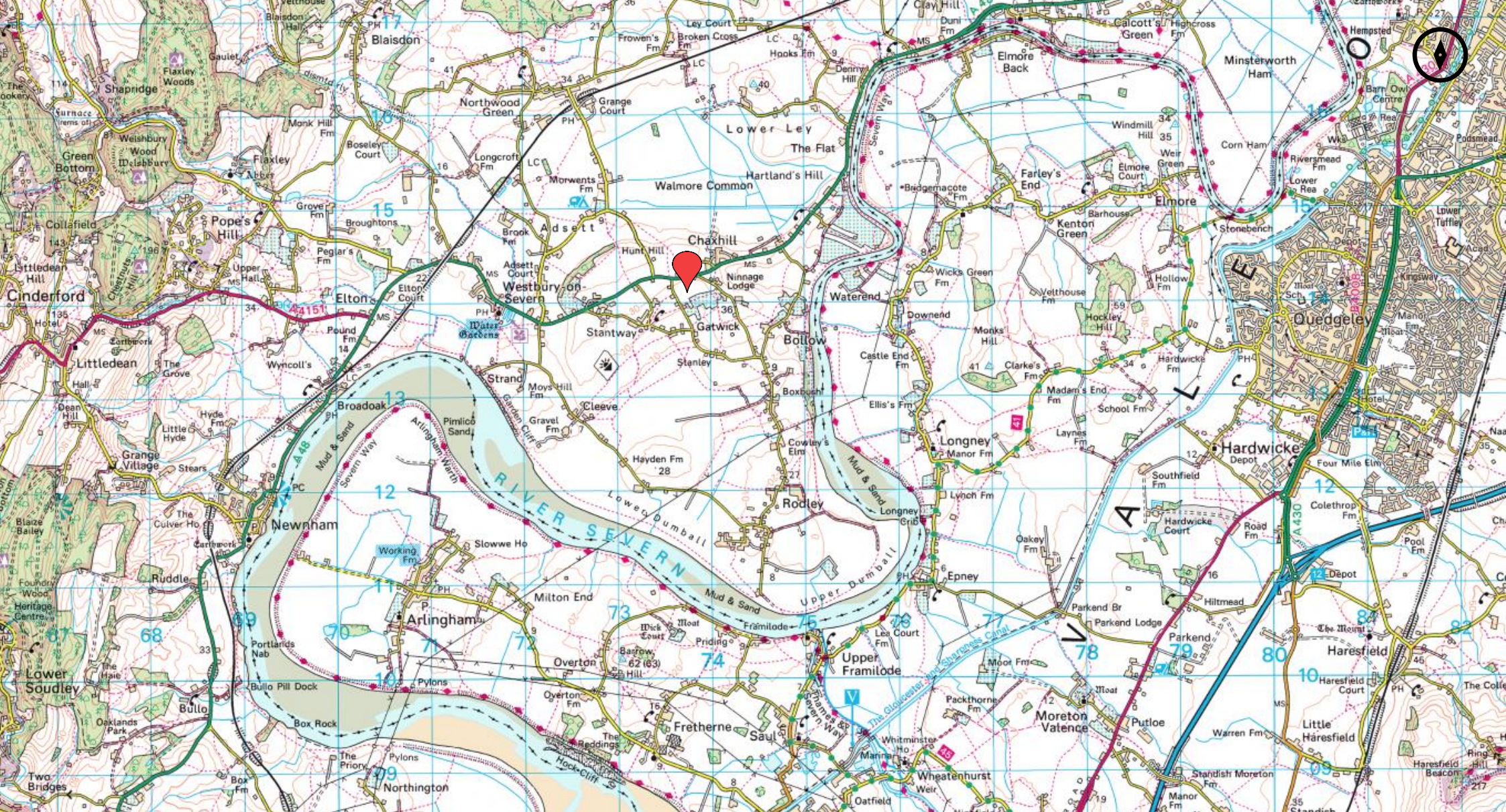
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## SUBJECT TO CONTRACT

**OCTOBER 2022**

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## CONTACT

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**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.