

COMMERCIAL DEVELOPMENT LAND – 'EXPRESSIONS OF INTEREST' INVITED

**BK** Bruton Knowles est. 1862

# Rookmoor Mills, Woodchester

Bath Road, Woodchester, Stroud, Gloucestershire, GL5 5ND

Outline Planning Permission for 1,300sqm of commercial floorspace (uses within Classes B1, B2, B8) Site Area 0.56 Acres (0.22 Hectares)

For Sale on behalf of

*Coln Signature Homes*



# Woodchester, Stroud

Bath Road, Woodchester, Stroud, Gloucestershire, GL5 5ND



## LOCATION

The site is well located in the village of Woodchester, at the southern end of the town of Stroud. Stroud is a thriving market town with a heritage of cloth making and woollen mills. Situated below the western escarpment of the Cotswold Hills at the meeting point of the Five Valleys, the town is noted for its steep streets and red brickwork which contrasts with typical Cotswold stone. The town has many independent cafés and eateries. The mills site is also located adjacent to the Nailsworth Stream. Stroud has good transport links with a mainline railway station connecting to Gloucester, Cheltenham, Bristol, Bath and London Paddington. The M5 motorway sits approximately 5 miles west of Stroud linking to Bristol to the south and Gloucester and Cheltenham to the north.

## DESCRIPTION

The subject site comprises a broadly rectangular and gently sloping parcel which is accessed via the residential scheme estate road. The site benefits from an area proposed for commercial development. This area of the site is currently being used as a compound for the wider development, has been partially cleared and levelled but no groundworks, de-contamination or remediation undertaken.

The site extends to approximately 2265sqm (0.56 acres) as per the location plan, with proposals for 1300 sqm of commercial floor space. The footprint on the indicative layout shows a built form of 702 sqm. The scheme is approved in Outline and as such all drawings / details are indicative only.

- Outline Consent for Commercial Development
- Site Area – 0.56 acres (0.22 ha)
- Up to 13,993 sqft (1,300 sqm) of floorspace.

## PLANNING

The land is situated within the jurisdiction of Stroud District Council. The subject site forms part of a wider application "S.13/1893/FUL - 'Hybrid' planning application. Full planning permission for 54 residential units, reinstatement of millpond, construction new access and associated car parking and landscaping. Refurbishment of cottage building. 1,300sqm of commercial floorspace (uses within Classes B1, B2, B8) (Revised Scheme)" which was approved on Friday 19<sup>th</sup> January 2018.

The residential scheme is well progressed with several phases having been completed. Several units are being marketed for sale.

The Use Classes Order has been updated to create Class E, and now B1 falls within this use class.

On the Decision Notice dated 19/1/2018 we note one planning condition relating to the Commercial element known as 'Block E' which confirms: "The commercial elements of block E as indicated on drawing P (0)03 A, shall only be used for purposes falling within Classes B1, B2 and B8 of The Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose (includes any permitted change to Class B8)".

## SERVICES & ABNORMALS

We assume that all mains services will be available in close proximity to the site given the adjoining development, however the land is not being offered serviced. An incoming developer will need to install its own services and drainage connections.

The rear of the parcel will require a retaining wall and piling to the river bank. Ground contamination / remediation is detailed in the planning permission. Further information can be provided upon request.

A foul sewer easement runs along the front of the site, parallel with the main road in the proposed car parking area. Please see the information pack for a plan.

## TENURE

The site is offered Freehold with Vacant Possession. The subject land is being used as a site compound / car park with cabins and will be occupied until Q3/Q4 2023. It is envisaged that once the adjoining residential development is completed, Vacant Possession would be offered on the subject land. A sales office is in place for the available apartments at the commercial land entrance.

## BUSINESS RATES

The parcel is yet to be assessed for Business Rates. Interested parties are advised to undertake their own investigations in this regard.

## VAT

VAT will be chargeable on the purchase price.

## TERMS – 'EXPRESSIONS OF INTEREST'

Expressions of Interest are invited. Both unconditional and conditional proposals will be considered along with interest in part only of the site.

Expressions of Interest should comprise the following as a minimum:

- Indicative Offer Price
- Scheme Proposals (Confirmation of compliance with Outline Consent)
- Conditions and Due Dilligence Required pre-exchange.
- Funding Position.

## LEGAL INFORMATION

The purchaser will be required to provide a suitable legal undertaking to cover the vendors legal costs only in the event of an abortive sale.

The sale will be subject to a Service Charge Provision for Estate Maintenance and Communal areas. This is to be confirmed in due course. A right of way will be retained through the sale area to further land retained by the vendors.

## FURTHER INFORMATION

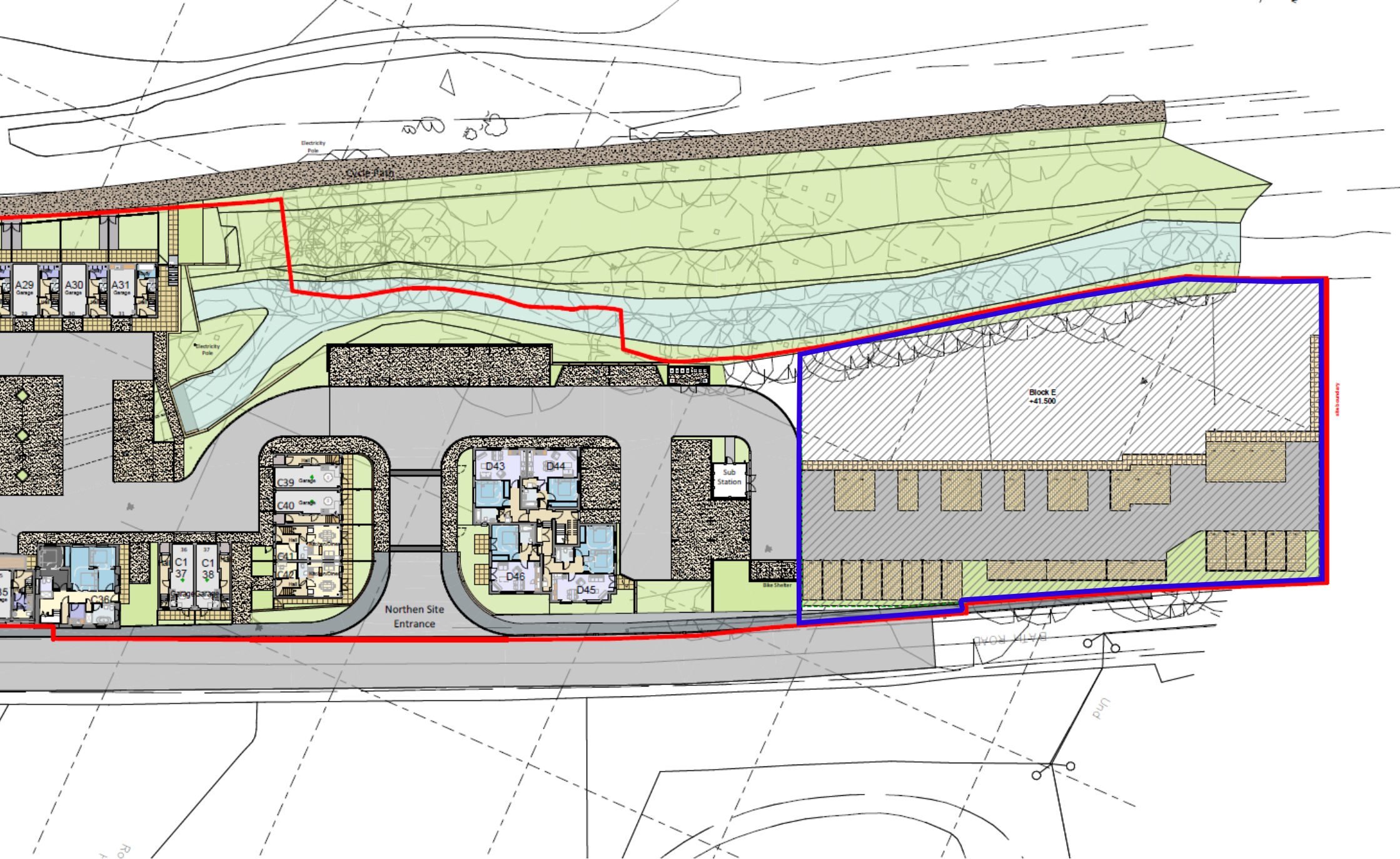
The site can be viewed from the main road and estate parking area. Accompanied viewings will not be provided at this stage. A 'Data Room' has been prepared that provides detailed planning and technical information. For access please email:

[William.matthews@brutonknowles.co.uk](mailto:William.matthews@brutonknowles.co.uk)

**Wider Residential Scheme Link:**

<https://www.colnsignaturehomes.co.uk/developments/roksmoor-mills>

**Subject to Contract – March 2023**



Extract from the Detailed Planning Layout – Lines for indicative purposes and may be subject to change. The commercial / employment land is edged **Blue**. The land is offered in part or as a whole on terms to be agreed. The red line indicates the planning application boundary.

### Rookmoor workshops

The character of the employment area reflects the nature of the uses that will be carried out. It is proposed that the building will be 2 storeys in height, with a portal frame construction allowing maximum flexibility in respect of the internal subdivision of the units. The appearance of the building will reflect its functional nature, with robust cladding materials that can withstand the everyday activities of workshop-type accommodation.

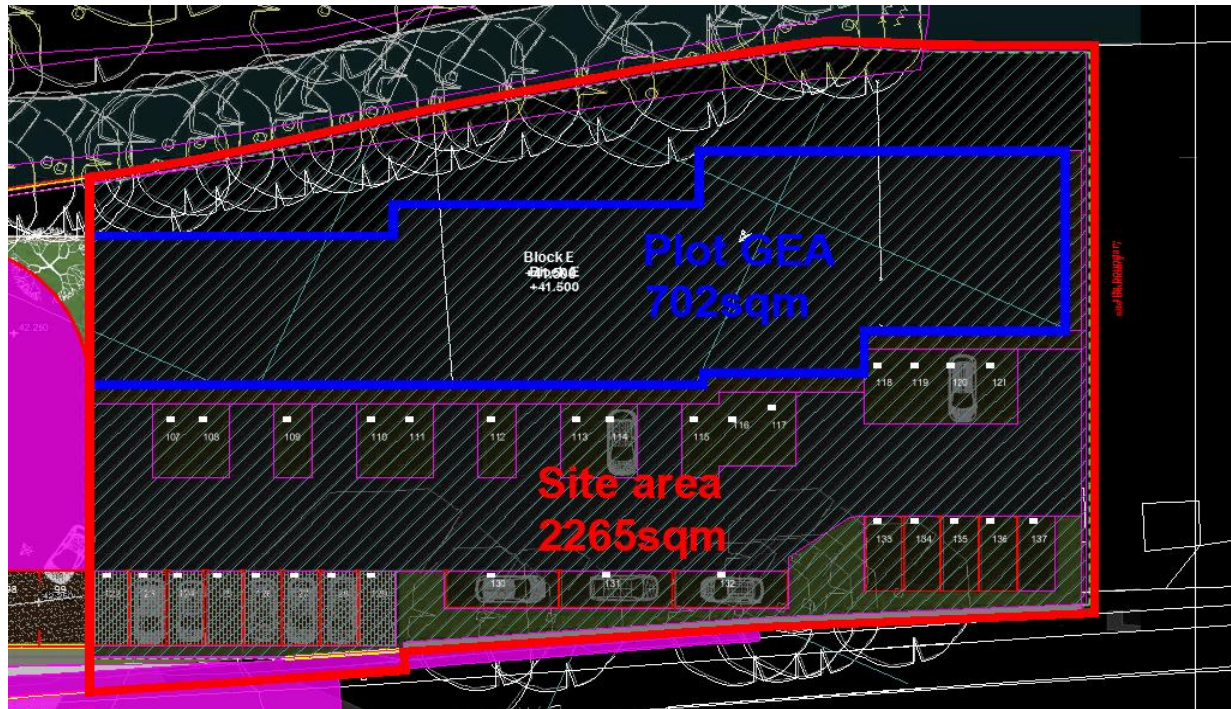
The landscape treatment will be predominantly hardsurfaced focussed around the need to provide adequate levels of car parking and sufficient access to the individual workshop units for delivery vehicles.

Where possible, well established trees and vegetation have been retained along the sloping bank between the site and the A46. These assist in providing some screening to the development from the A46, which is set at a higher level than the site and provides a degree of landscape maturity to the development.

The position of the employment building has been influenced by a need to provide an adequate maintenance zone between the rear of the building and the edge of the Nailsworth Stream in order that the Environment Agency could gain access to the bank should there be a requirement to clear any obstruction



Figure 39 – Indicative layout for Rookmoor Workshops





## CONTACT

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

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

Jack Moulds BSc (Hons) MRICS  
07395 887390  
[jack.moulds@brutonknowles.co.uk](mailto:jack.moulds@brutonknowles.co.uk)



**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. Subject to Contract March 2023

[www.brutonknowles.co.uk](http://www.brutonknowles.co.uk)