

SERVICED RESIDENTIAL DEVELOPMENT LAND

Stonehouse, Gloucestershire

Land off James Sleeman Close, Nupend, Stonehouse, GL10 3SU

For Sale
on behalf
of  **Robert Hitchins**
The Complete Development Solution

Outline Planning Permission for up to 9 no. Dwellings within Approx. 0.87 Acres (0.35 Hectares)



Plan is for indicative purposes

Residential Development Opportunity

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LOCATION

The subject site is located to the west of Stonehouse, Gloucestershire and forms part of the wider residential development known as 'Great Oldbury' adjoining the village of Nupend. The site lies within 1 mile from Junction 13 of the M5 and within 0.4 miles from the A419 which provides access to the A38 to the west and Stroud and Cirencester to the east. 5 miles to the east is Stroud Railway Station which has regular services to Gloucester, Kemble, Swindon and London Paddington. The site is to be accessed via James Sleeman Close which in turn is accessed via Great Oldbury Drive which provides the main route through the current and future residential development at Great Oldbury as well providing access to the new Primary School and facilitating a new bus service.

Directions

Following the postcode (GL10 3SU), from Junction 13 of the M5, head towards Stonehouse on the A419. At the roundabout, take the 2nd exit onto Grove Lane. Continue until turning right onto Grove Lane. There is a gateway and a public footpath to enter the site.

DESCRIPTION

The site extends to approximately 0.87 acres (0.35 hectares) and comprises an area of fallow land with a number of dis-used small outbuildings that will require demolition. The northern boundary is defined by Nupend Land and associated hedgerow, with the western boundary being made up, in part by a hedgerow separating the land from Sunnycroft; with the remainder together with the south eastern boundary bounded by the recently constructed James Sleeman Close and associated properties. The eastern boundary is defined by a hedge, beyond which lies a single storey residential dwelling and its garden, and by an agricultural building within the ownership of the applicant. Existing access is provided via an established gateway off Nupend Lane in the north eastern corner of the site.

- Outline Planning Permission for up to 9 no. Residential Units.
- 0.87 acres (0.35 hectares).
- Registered under the Freehold Titles GR266897 and GR266896.

PLANNING

The subject site is situated within the planning jurisdiction of Stroud District Council. The subject application is detailed below:

S.20/1975/OUT - Outline application (all matters reserved) for residential development of up to 9 dwellings, associated infrastructure, landscaping, with creation of new vehicular access. Demolition of existing buildings. *Refused on the 11th of December 2020.*

An Appeal was made against the refusal of the Outline application ref: S.20/1975/OUT. The Appeal was allowed, and planning permission was granted on the 11th of November 2021.

*The Purchaser will be responsible for discharging all planning conditions.

PROPOSED SCHEME

The Illustrative Masterplan demonstrates how the site could be delivered in terms of scale and layout with regard to the site constraints. Access to the scheme is provided via James Sleeman Close which in turn is accessed off Great Oldbury Drive. Great Oldbury Drive is the new main spine road through the residential development which connects with Grove Land to the west and Oldends Lane to the east.

Please note that the red line as shown on the Planning Location Plan includes all highway back to the adopted part of the road network. The roads connecting to the adopted highway have already been constructed and they are subject to legal agreements for their future dedication as highway.

PUBLIC RIGHTS OF WAY (PROW)

There is an existing Public Right of Way (PROW) that traverses the subject site and is shown on the Information Plan (within the Data Room). This has been allowed for within the submitted Illustrative Masterplan

SECTION 106 SUMMARY (Please see data room for S.106)

A copy of the signed S.106 Agreement can be found within the Data Room. The Purchaser will be responsible for all planning obligations as summarised below:-

- **30% Affordable Housing** - (2 x Affordable Rent and 1 x Shared Ownership)
- **Ecology Contribution** - £3,465 towards Severn Estuary Mitigation measures.
- **Public Open Space** - provision and maintenance of on-site POS.

COMMUNITY INFRASTRUCTURE LEVY - CIL

A CIL rate of £102.09/sq.m. will be chargeable against the open market housing of this scheme as per the CIL Indexation Guidance Note – 2023.

MANAGEMENT COMPANY

The Purchaser is to form its own management company.

PURCHASER OBLIGATIONS

The Purchaser will be required to construct a new road between points A and B as shown on the Information Plan (in Data Room and illustrated on the Masterplan on page 3) of a minimum width of 5.5m, with a 2m footway on each side. This road is to be adopted via a Section 38 Agreement with Gloucestershire County Council. It is the intention that the Vendor will construct a further 9 no. dwellings (subject to planning) on its retained land accessed from point B.

The Purchaser will be required to take services to Point B, to be located within the footways consisting of a 63mm diameter water main, LV electricity, BT / Openreach ducting, surface water and foul connections.

The Purchaser is to provide the access (as above) to the Vendor's Retained Land (edged in Blue on page 3) and the Vendor will have rights over for future purchasers. It may transpire that the Vendor will need some 'Buffer Land' transferred back should the Purchaser not get a road to the boundary.

GROUND INVESTIGATION

A Ground Investigation has been commissioned by the Vendor to include; intrusive investigations, recommendations on foundations design and contamination testing. The works have been completed on site and the report is being prepared as the laboratory results are awaited. The full report is anticipated to be received by the end of March.

SERVICES

Information and documents relating to existing and new services are provided within the Data Room. Service connections are provided via James Sleeman Close. Drainage laterals were provided in James Sleeman Close to serve the subject site as part of the adjacent Great Oldbury development. Surface water flows will need to be attenuated on site to 5 l/s and it is envisaged that this can be achieved via a combination of at source SUDS and either piped storage under the access road or cellular storage under the private driveways/parking courts.

LEGAL INFORMATION

The site is offered Freehold with Vacant Possession. The site falls under the Freehold Title GR266897 and the majority of GR266896.

A Legal Undertaking will be required to the sum of **£10,000 + VAT** once Heads of Terms are agreed. This contribution is to be paid to the Vendor upon Completion.

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*Plans are not to scale. Annotations are for indicative purposes.

VIEWING & FURTHER INFORMATION

The site can be viewed from the site entrance via the existing housing development on James Sleeman Close and via the public footpath. A 'Data Room' has been prepared that provides detailed planning and technical information. For access please email: jack.mouldale@brutonknowles.co.uk

VAT

VAT will be chargeable on the purchase price.

TERMS

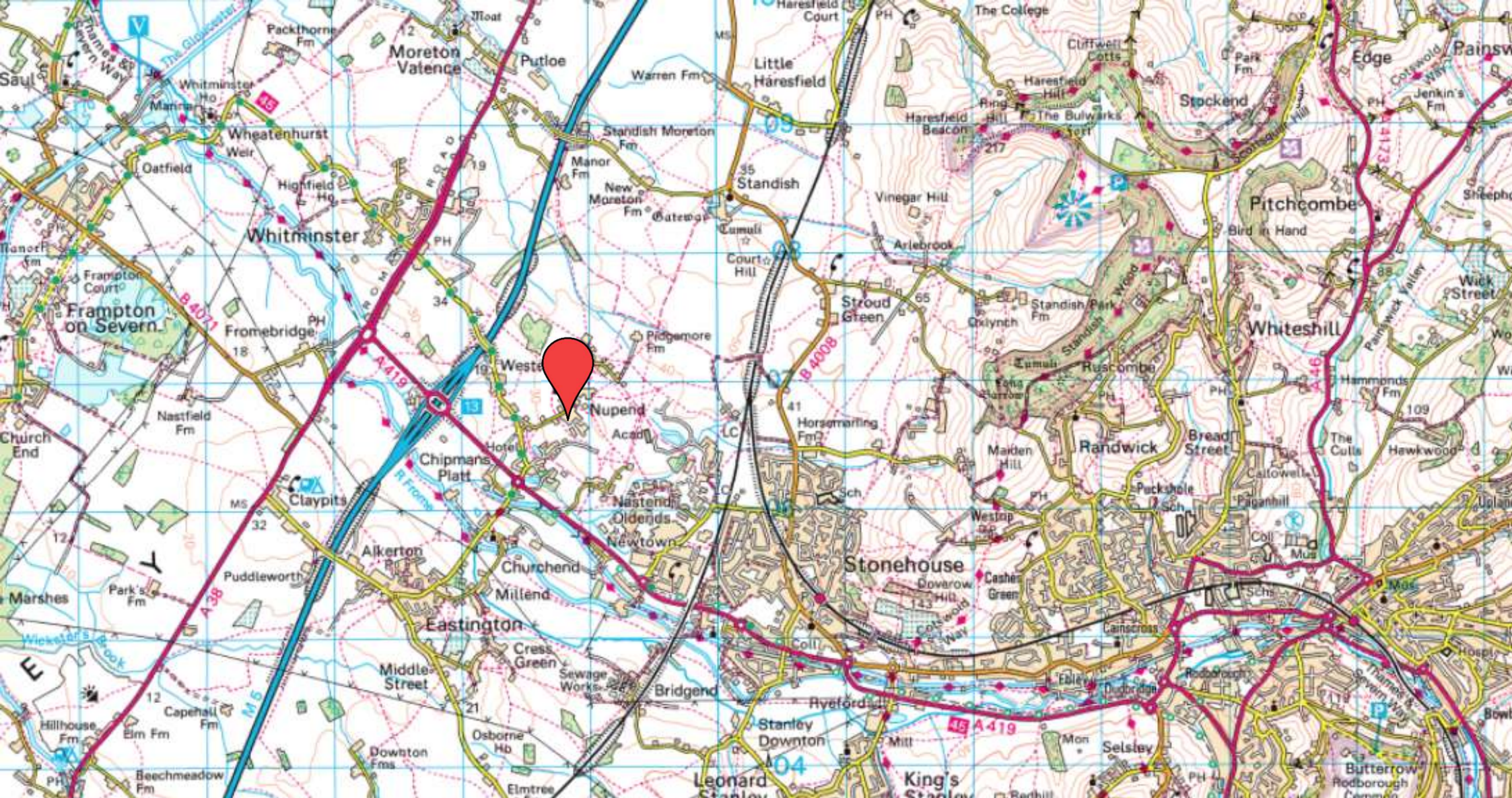
The site is offered For Sale by Informal Tender. Unconditional Offers are invited on the Outline Consent. Tenders should be submitted to Scott Winnard by post or by email to: scott.winnard@brutonknowles.co.uk

Bids should be in accordance with the 'Financial Proposal Form' contained within the Data Room. Offers are to be received by Bruton Knowles prior to **Noon Thursday 11th May 2023**. Interviews will be held at Robert Hitchens' offices near Cheltenham.

SUBJECT TO CONTRACT – MARCH 2023



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.



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