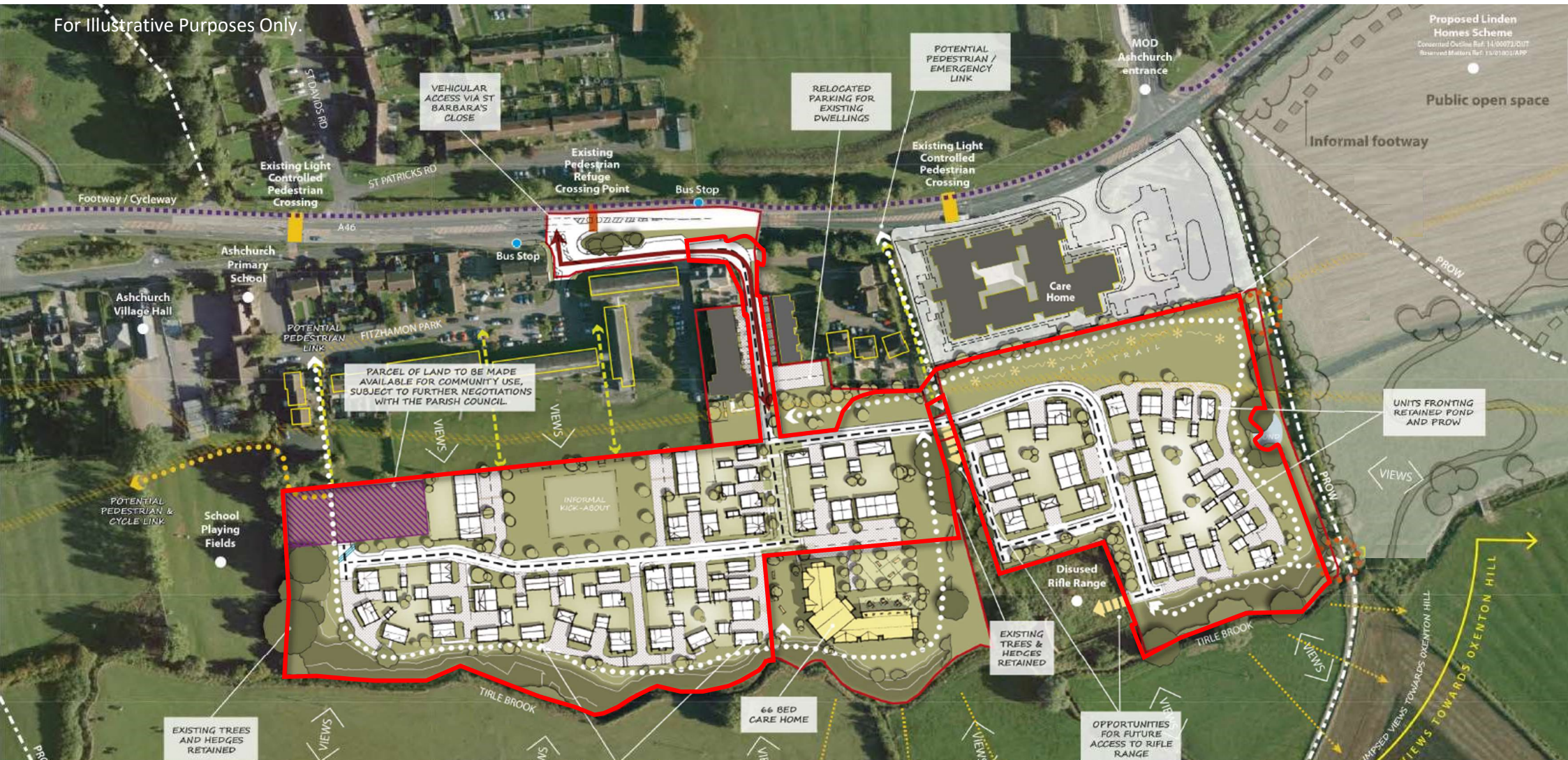


Ashchurch, Tewkesbury

Land at Fitzhamon Park, A46 Ashchurch Road, Ashchurch, Tewkesbury, Gloucestershire GL20 8LH

For Sale by Informal Tender – Land with Outline Planning Permission for up to 90 Dwellings

For Illustrative Purposes Only.



Land South of A46 Ashchurch, Tewkesbury

LOCATION

The site is located close to the south of the A46 at Ashchurch east of Tewkesbury, adjacent to the settlement edge. To the east of the scheme is a Linden Homes development site, to the south open countryside and to the west school playing fields. Significant future residential development is proposed in the location with some 10,000 homes as a Garden Town. Transport links are very good with Junction 9 of the M5 Motorway located 0.7 miles to the west. Ashchurch Railway Station is located 0.3 miles to the north west.

DESCRIPTION

The land currently extends to circa 11.55 acre (4.67 Ha) and comprises a broadly level but irregular shaped parcel of agricultural land. The site is bound by hedgerows and vegetation to the east, south and west. To the north is St Barbaras Close, which is retained within the vendors ownership. Access is to be provided via the existing estate road off the A46. The site benefits from long reaching views over the surrounding countryside. Please see page 3 for the identified sale areas.

- **Residential Land** – 90 Dwellings – 11.55 acres approx.
- **Care Land** – 1.5 acres approx. **Excluded**

PLANNING

The land benefits from Outline Planning Permission for the erection of up to 90 houses, a care home, community centre (now allotments) and associated works with all matters reserved (appearance, landscaping, layout, scale) except for means of access. The Local Planning Authority is Tewkesbury Borough Council and Application Ref: 18/00043/OUT. A copy of the planning consent and associated S.106 agreements is available in the data room. The Decision Notice for the approval is dated 28.01.2022 and is subject to a three year expiry.

PROPOSED SCHEME

- Up to 90 New Residential Dwellings (over the whole)
- 40% Affordable Housing (70% Affordable and Social Rent and 30% Intermediate).
- Community Facility Land – Now to be Allotments
- Existing parking to be re-located on the access road and transferred back to the vendor.

S.106 AGREEMENT / CIL

- Please see the data room for finalised copies of the Tewkesbury Borough Council and Gloucestershire County Council Section 106 agreements. The S.106 has been subject to a deed of variation.
- CIL is charged at the prevailing rate, subject to indexation.

SERVICES / ACCESS

Please see the data room for further information. S.38 drawings have been progressed for access into the site with parking provision designed in detail. The purchaser of the residential development land is to provide access and service supplies to the care plot within an agreed timescale. A specification is to be agreed.

ABNORMALS

The site is subject to an area of made up ground. An intrusive ground investigation report and further technical information is provided in the online data room.

VAT

VAT will be chargeable on the purchase price.

TENURE

Freehold with vacant possession on completion.

TERMS

The site is offered For Sale by Informal Tender and unconditional offers should be submitted in accordance with the 'Financial Proposal Form' contained within the Data Room. Offers are invited for the residential development land only. The care land is currently excluded from the sale. Offers in excess of £6,000,000 are invited for the land for 90 dwellings.

Offers should be received by Bruton Knowles prior to **Noon on Thursday 28th September 2023** and submitted by email to: scott.winnard@brutonknowles.co.uk

LEGAL INFORMATION

The site is offered freehold with vacant possession. A professional fee undertaking of £20,000 plus VAT will be sought upon agreement of Heads of Terms.

VIEWING & FURTHER INFORMATION

The site can be viewed from the farm track located between the Barchester Care Home and Tirlbrook Grange. **Sat Nav: GL20 8LH.**

Technical viewing days will be provided with the promoter and interested parties will need to book a slot. We expect to provide site meetings on: Wednesday 30th August and Tuesday 19th September 2023.

A 'Data Room' has been prepared that provides detailed information on planning, ground investigations, topographical survey, ecology, drainage, drawings and other reports. Please email william.matthews@brutonknowles.co.uk for further information.

SUBJECT TO CONTRACT – AUGUST 2023

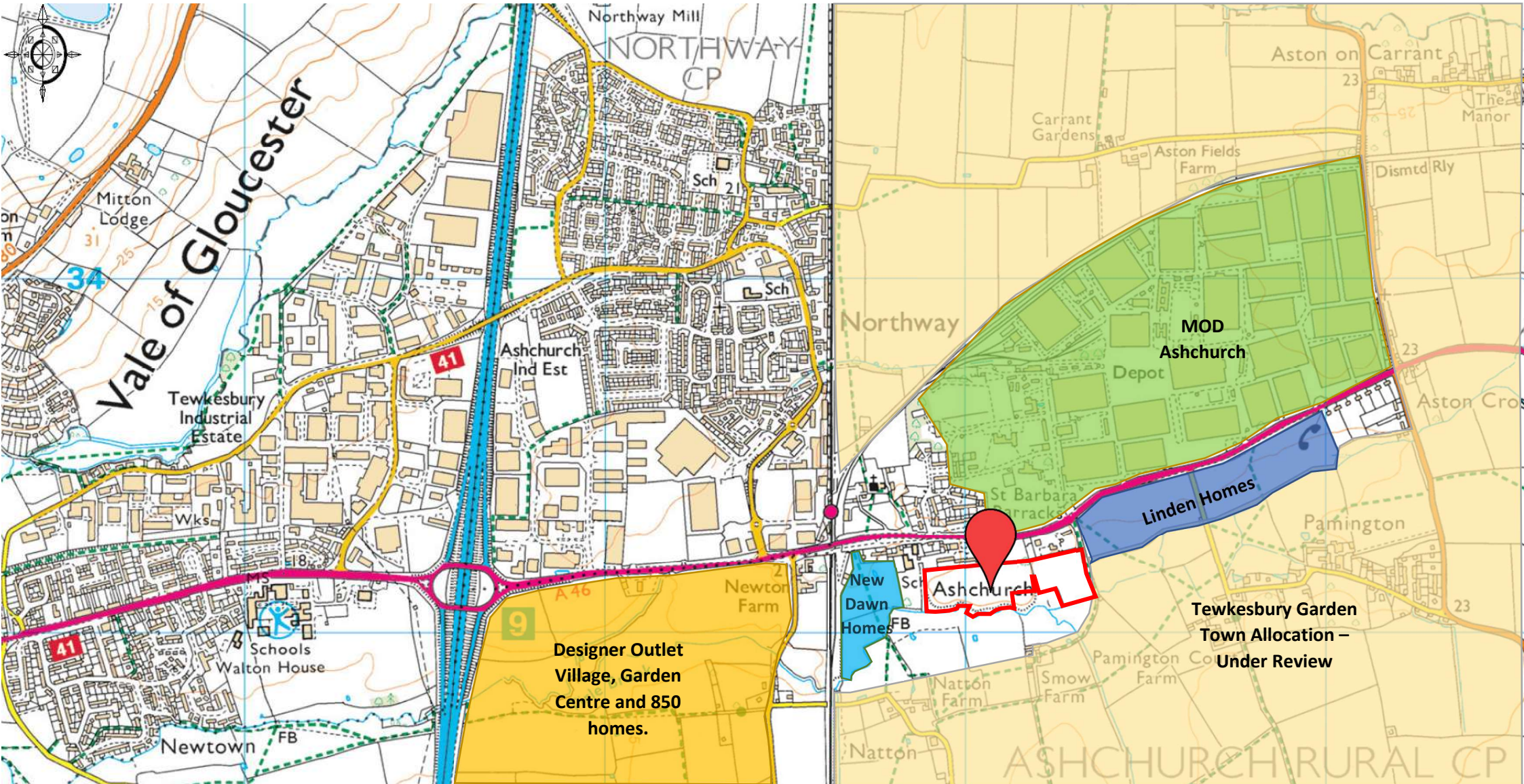


Greenfield Residential Development Site



Indicative Sale Plan

01452 880 000



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