

RESIDENTIAL DEVELOPMENT LAND

Land at Fairford

Faulkner's Close, Horcott, Fairford, GL7 4DE

Outline Planning Permission for 3 no. Dwelling within 0.19 Acres (0.08 Ha) Approx.



Plan is for indicative purposes

For Sale - Development Land

Land at Faulkner's Close, Horcott, Fairford, GL7 4DE



LOCATION

The site is located within an established residential area of Fairford, a small market town in Gloucester, lying some 4 miles west of Lechlade, 6 miles east of Cirencester 10 miles north of the larger town/settlement of Swindon. Fairford benefits from a range of services and amenities including several football clubs, public houses, café, primary school and secondary school as well as a number of leisure lakes offering a wide range of watersport activities. Fairford is also home to the Royal International Air Tattoo at RAF Fairford.

DESCRIPTION

The site is located within the settlement boundary of Fairford/Horcott and extends to approximately 0.19 acres which is predominantly level. The site sits at the end of a cul-de-sac turning head amongst predominantly private housing, with Bromford Housing owning the majority of bungalows and houses on the southern side of the Close.

Currently, the site appears to be well maintained garden land with an existing Cypress hedgerow which abuts a portion of the site's south-west boundary, no other tree features are found on or surrounding the site. Fencing delineates northern boundary. The eastern boundary comprising fencing and garage wall of 29 Faulkner's Close. Access to the site is provided by the hammerhead off Faulkner's Close. The scheme proposed is for 2 no. 2-bedroom semi-detached properties and 1 no. larger, 3-bedroom detached dwelling, with a total of 6 no. parking spaces.

The site forms part of the wider Freehold Title GR190935 owned by the vendor. We understand that there are no rights of way to the benefit of adjoining owners over this land.

The site is situated entirely within Flood Zone 1, defined as land having a less than 1 in 1,000 annual probability of river or sea flooding.

PLANNING

The site is located within the planning jurisdiction of Cotswold District Council.

Planning Approval:

23/00435/OUT - Outline application (some matters reserved) for the erection of No. 3 dwellings and associated works. Permitted on the 14th August 2023.

The proposed accommodation comprises 3 no. dwellings (2 no. 2-bedroom properties and 1 no. 3-bedroom property) extending to an approximate total of 2,702 sqft. The 2-bedroom units are in semi-detached form and the 3-bedroom unit is detached. Each property is to benefit from 2 no car parking spaces, creating a total of 6 no. spaces for the development. A schedule is provided below.

Unit	House Type	Sqft	Sqm
No. 1	2B4P	850	79
No. 2	2B4P	850	79
No. 3	3B5P	1,001	93
	Total	2,702	251

*Please note the conditions attached to the Permission.

SERVICES

Purchasers should satisfy themselves as to services, we have not carried out any tests in this regard. The scheme proposes to connect to the existing drainage network located within Faulkner's Close, for further details please refer to the submitted drainage information prepared by Rappor.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

We understand that there be CIL payable on the development. The Cotswold District Council's 2023 Annual CIL Rate Summary states that for all residential development, the 2023 CIL Rate is £39.31/sqm, which would equate to circa £9,866.81 for the subject scheme.

VAT

VAT will not be chargeable on the purchase price.

TENURE

The freehold interest is being offered for sale with vacant possession.

TERMS

The site is offered For Sale by Informal Tender, with unconditional offers invited.

Offers are to be submitted to Jack Mouldsdale by email: jack.mouldsdale@brutonknowles.co.uk are to be received by **Noon Wednesday 27th September 2023.**

Guide Price is £350,000.

LEGAL COSTS

Each party is responsible for its own legal costs incurred in this transaction.

VIEWING & FURTHER INFORMATION

The site can be viewed from Faulkner's Close.

A 'data pack' has been prepared for site information and planning documents. Please email for access.

SUBJECT TO CONTRACT – AUGUST 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.

For Sale - Development Land

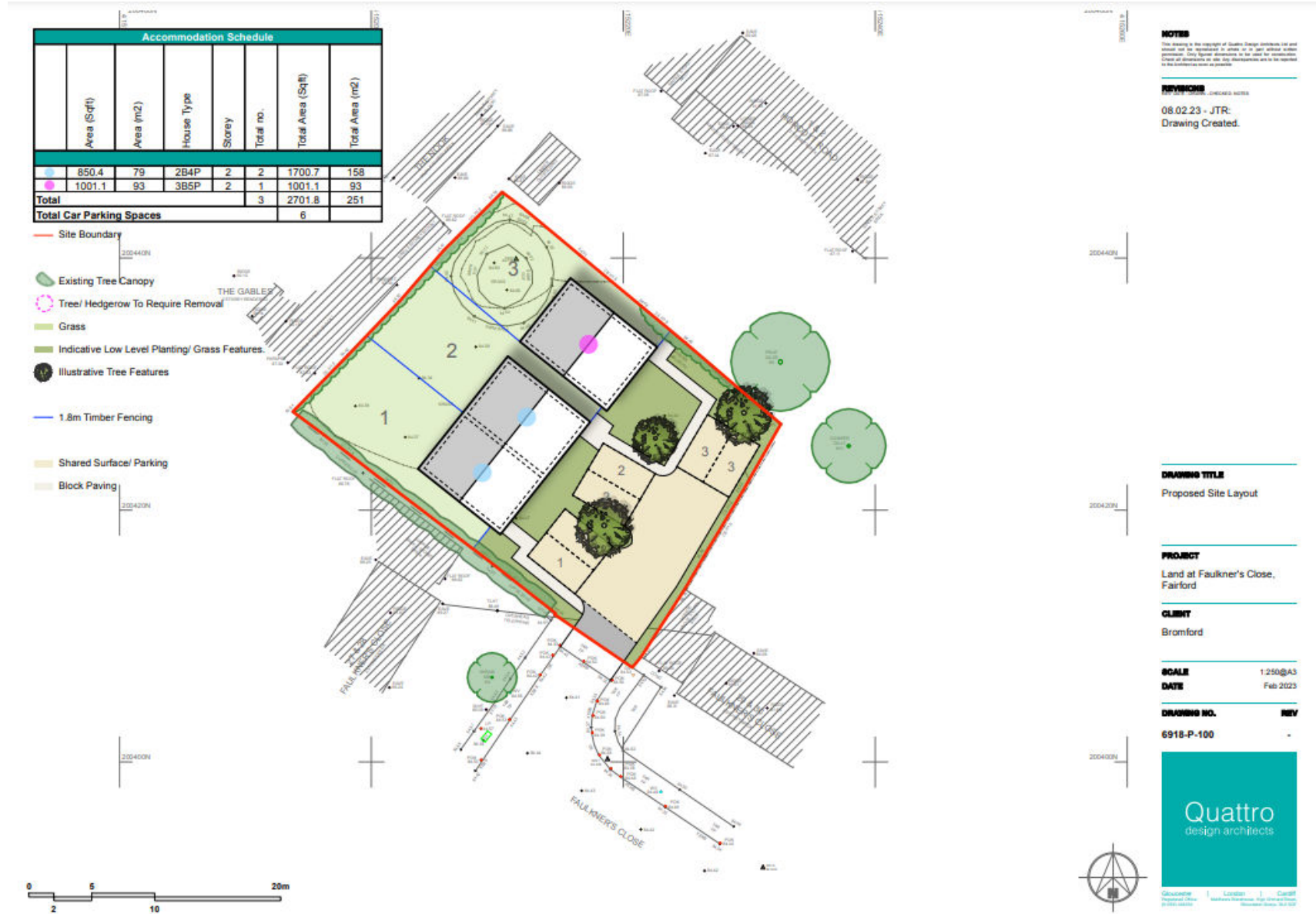
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Proposed Site Layout



Please note that this plan is not to scale.



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