

RESIDENTIAL DEVELOPMENT OPPORTUNITY (STP)

Potential Plot at Playley Green, Redmarley, Gloucestershire, GL19 3NB
Approx. 0.1 Acres (0.04 Ha)

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Plan is indicative and not to scale.

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LOCATION

The site lies between the towns of Gloucester and Ledbury and is outside the village of Redmarley. The village has a reasonable amount of amenities which include a public house, Primary Academy, village hall, playground, dog park and cricket club. The plot itself is located between the residential dwellings, 1 Playley Green and Playley Place. Access is provided via Playley Green Lane, located off the Redmarley turning on the A417.

DESCRIPTION

The site extends to approximately 0.1 acres (0.04 hectares) and comprises a plot of cleared land. The existing garden boundary is to be amended to increase the total width of the subject site to 10m. The purchaser is responsible for all costs associated with the new boundary fence line.

Vehicular access to the site is provided via Playley Green to the east of the site which connects to the A417 to the east.

The site is registered under the Freehold Title, GR128875.

PLANNING

The site is located within the planning jurisdiction of Forest of Dean District Council, with current planning policy comprising the Allocations Plan, Cinderford Northern Quarter and the Core Strategy which guides development across the district until 2026. The new Local Plan is currently being prepared to set out a framework for the district until 2041. The next formal stage of the Local Plan Review is to seek guidance for the Draft Local Plan and confirm its strategy. The views on the Issues and Options and Preferred Option, along with over evidence will then be used to develop the new Local Plan. Comments will be requested on the Draft Plan in Spring 2024. After this consultation, the Draft Plan will be updated and a Publication Version will be agreed. Formal representations on the Publication Version will be invited in Spring 2025.

Redmarley is a Tier 4: Small Villages settlement as outlined in the Forest of Dean's Settlement Hierarchy. Redmarley was considered in the Core Strategy to be a 'small village' where there are some local services/facilities.

It is estimated that the site may have scope for one dwelling subject to gaining the necessary planning consents and complying with relevant planning policy.

TERMS

Conditional (subject to planning) offers are invited for the site. Offers should be submitted to Scott Winnard by email:

scott.winnard@brutonknowles.co.uk

To register your interest, please email:

lauren.gaunt@brutonknowles.co.uk

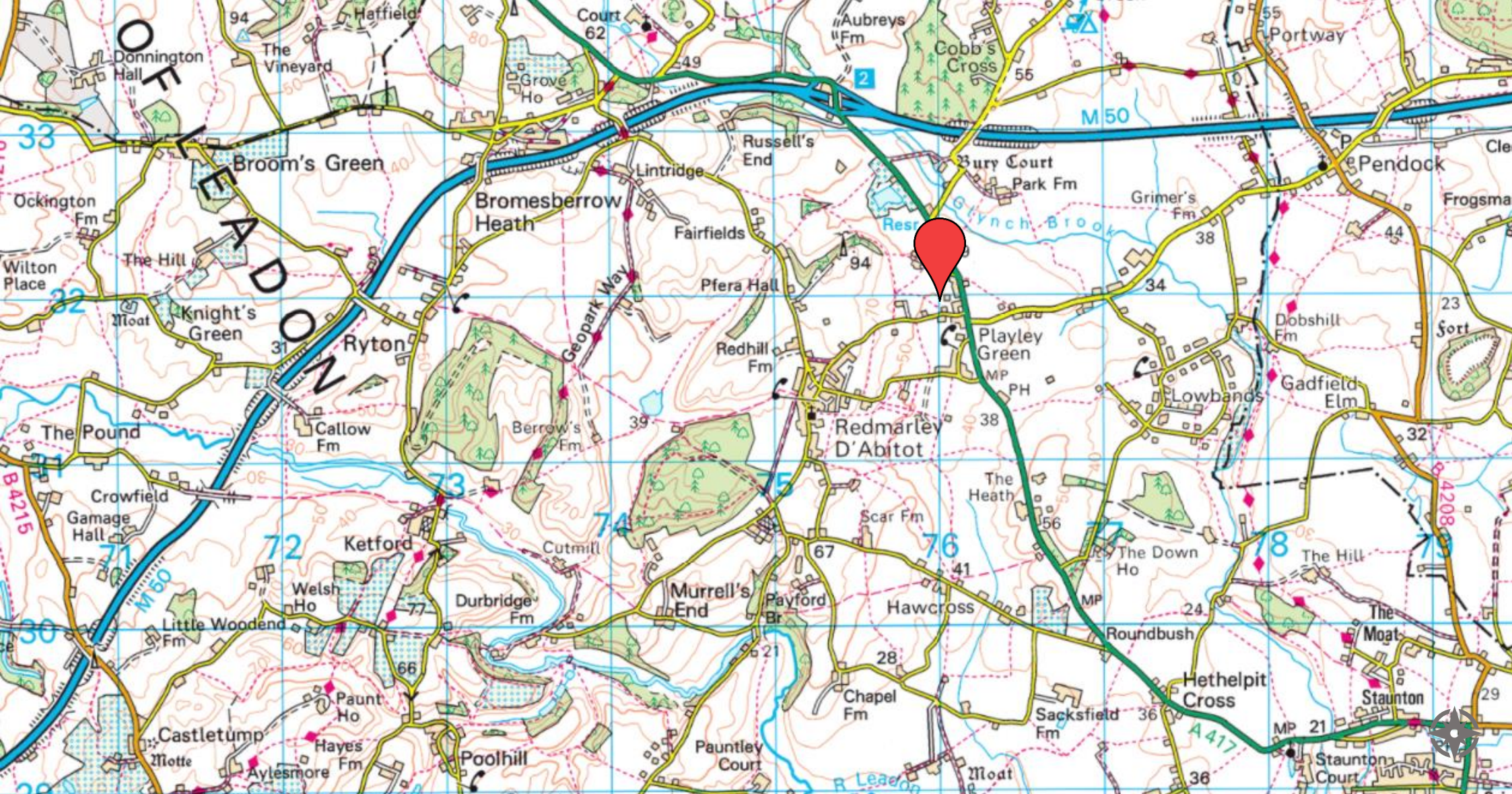
VIEWING

Viewing by prior appointment only.

SUBJECT TO CONTRACT

OCTOBER 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.



CONTACT

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