

# RESIDENTIAL DEVELOPMENT LAND

## Fairford, Cotswolds

Land west of Hatherop Road, Fairford, Gloucestershire, GL7 4LD

Outline Planning Permission for up to 87 no. Dwellings within 19.00 Acres (7.70 Hectares)

**BK** Bruton Knowles



**gleeson** Land  
Promoting Land. Unlocking Value.

For Sale on behalf of



Plan is for indicative purposes only





# Cotswolds Development Opportunity

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## OVERVIEW

Bruton Knowles have been formally instructed to market an outstanding development opportunity in the Cotswold market town of Fairford on behalf of the Landowner - The Ernest Cook Trust and the Promoter – Gleeson Land. The site currently benefits from Outline Planning Permission for up to 87 no. units.

In summary:

- Residential development opportunity in attractive market town, edge of settlement location
- Outline Planning Permission for up to 87 no. units
- Allocated within the Fairford Neighbourhood Plan
- Whole site extends to approx. 19.00 acres (7.70 hectares)
- For Sale by Informal Tender
- Unconditional offers to be received by Noon on Tuesday 5<sup>th</sup> of December 2023

## LOCATION

The subject site is located on the north-eastern edge of the Cotswold town of Fairford, some 10 miles east of Cirencester and 16 miles north of the larger town/settlement of Swindon. The market town of Fairford is a 'Principal Settlement' and benefits from a range of services and amenities including several football clubs, public houses, cafés, Primary School, Secondary School and Sixth Form, as well as a number of leisure lakes offering a wide range of water sport activities. Fairford is also home to the Royal International Air Tattoo at RAF Fairford. The nearest bus stops are located within 200m of the subject site on Hatherop Road, providing regular services to Highworth, Lechlade and Cirencester. The nearest railway stations to the site are Kemble and Swindon which are operated by Great Western Railway and enable travel to Gloucester, Bristol, Cardiff and London Paddington.

The site sits immediately adjacent to a residential area, with existing development along John Tame Close and St Mary's Drive abutting the southern boundary. To the east of the site is Hatherop Road which runs south towards Hatherop Lane, providing a direct link to the London Road (A417) connecting Fairford to nearby Cotswold Villages of Meysey Hampton and Poulton as well as larger towns of Cirencester and Faringdon.

## DIRECTIONS (GL7 4LD)

From Cirencester, travel east along the A417 towards Fairford. Continue through the town on the A417 until reaching Hatherop Lane on your left. Head north along Hatherop Lane until it meets Hatherop Road and continue straight where the site will be immediately on your left after the junction.

What3words Agricultural Entrance - ///musically.kickers.obey

## SITE DESCRIPTION

The site itself extends to approximately 19 acres (7.7 hectares) and comprises a single parcel of agricultural land, sloping gently from north to south. The site is bound by mature hedgerows and has been used most recently for arable farming. To the north of the site is open countryside and additional arable land forming part of the wider Freehold Title of Leafield Farm. The eastern boundary is delineated by Hatherop Road and an existing residential neighbourhood adjoins the southern boundary. To the west of the site is another parcel of arable land which extends westwards to Leafield Road, providing access to Fairford C of E Primary School and Farmor's School, as well as additional land and property owned by The Ernest Cook Trust.

We understand that there are no landscape or ecology designations that directly affect the site. It is not located in the Green Belt and is also not located within an Area of Outstanding Natural Beauty (AONB). The Fairford Conservation Area lies to the west of the site, however proposed development would be over 150m away and well screened. The Environment Agency's flood zone mapping shows that the site lies within Flood Zone 1 (lowest probability of flooding).

## PLANNING

The subject site is located within the planning jurisdiction of Cotswold District Council (CDC). Planning Policy is covered by the existing adopted Local Plan 2011 to 2031 which was adopted in August 2018 and is currently undergoing a partial update. Policy is also covered by the Fairford Neighbourhood Plan, which was adopted in June 2023, in which the subject site was allocated for a low, or zero carbon residential development of around 80 new homes.

The application that has recently been approved is detailed below:

- 22/03770/OUT - Outline planning application (all matters reserved except means of access) for residential development up to 87 dwellings including the creation of new vehicular access, public open space, landscape planting, surface water attenuation and associated infrastructure. *Approved October 2023.*

## PROPOSED SCHEME

The proposed scheme allows for up to 87 no. dwellings, of which 40% (up to 35 dwellings) will be provided as affordable housing. As illustrated on the Illustrative Masterplan and Parameter Plan, the residential development will be focused on the centre of the site with expansive areas of green infrastructure located to the south, east and north, including a meadow, informal amenity space, community garden, children's play area (LEAP), parkland and an attenuation pond. Under the development proposal, vehicular access would be provided by a new priority junction onto Hatherop Road, with pedestrian access to the site connecting via internal footways that link to an existing footpath on the southern boundary of the site. This also includes for the potential extension of the access road westwards to Leafield Road, as highlighted as a criterion within policy FNP14 of the Fairford Neighbourhood Plan.

**Building with Nature** - this residential scheme has been assessed and audited against the Building with Nature Standards. The project has been successfully accredited with the Building with Nature Design Award under Building with Nature 2.0.

**Scheme Design** - the landowner is The Ernest Cook Trust who are a land-based educational charity with their headquarters at Fairford. It is important to the landowner that the scheme is of exceptional quality and promotes community integration.

## SERVICES

A Utilities Appraisal was commissioned, and the report is contained within the Data Room, comprising information on foul and surface water drainage, water, electricity, gas, fibre and telecommunications infrastructure, as well as budget estimates and costs for connections and adoption. We recommend that parties review this document and make their own enquiries as to services.

**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.

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## SECTION 106 & UNILATERAL UNDERTAKING

The application is subject to a signed Section 106 (S.106) Agreement, dated 3<sup>rd</sup> October 2023. The Agreement provides for the following pertinent planning obligations and contributions\*:

- **40% Affordable Housing** – 35 units
- **Custom/Self-Build Dwelling Plots** – 5% of Open Market Units (52 units)
- **Library Contribution** - £17,052
- **Primary Education Contribution** - £565,477.61
- **Public Transport Contribution** - £15,900
- **Secondary Education Contribution** - £327,381.75
- **Travel Plan Contribution** - £45,120
- **Travel Plan Deposit** - £37,600
- **Travel Plan Monitoring Fee** - £5,000
- **TRO Contribution** - £10,000

Under Schedule 5 of said Agreement, the Owner covenants with the Council that within the Reserved Matters application, it will make a provision for a potential vehicular, cycle and pedestrian access from the Land/Development into the land immediately adjoining the western boundary of the site in the event that the said land comes forward for development.

A copy of the completed Agreement is provided in the Data Room.  
\*The sums will be subject to indexation.

Also contained within the Data Room is a completed Unilateral Undertaking, dated 3<sup>rd</sup> October 2023 in relation to the Recreational Impacts Mitigation Contribution for the North Meadow and Clattinger Farm Special Area of Conservation.

## COMMUNITY INFRASTRUCTURE LEVY (CIL)

An Indexed CIL Rate of £89.31/sqm will be sought against the open market units.

## VAT

VAT will be chargeable on the purchase price.

## LEGAL INFORMATION

The site is offered Freehold with Vacant Possession. A Legal Undertaking of £20,000 + VAT will be required for the Vendor's Legal Costs.

The subject site forms part of the wider Freehold Title GR348615 at Leafield Farm, Fairford.

## METHOD OF SALE

The site is offered for sale by way of Informal Tender. Unconditional offers are invited. Bids should be in accordance with the 'Financial Proposal Form' contained within the Data Room and are to be submitted prior to **Noon on Tuesday 5<sup>th</sup> December 2023** and received by Scott Winnard:  
[Scott.winnard@brutonknowles.co.uk](mailto:Scott.winnard@brutonknowles.co.uk)

## DATA ROOM

An online Data Room has been prepared, containing relevant planning, legal and technical information. Access to the Data Room is provided upon request. Please email Jack Mouldsdale:  
[Jack.mouldsdale@brutonknowles.co.uk](mailto:Jack.mouldsdale@brutonknowles.co.uk)

## VIEWINGS & TECHNICAL DAYS

Viewings are strictly by appointment only via Bruton Knowles. The following Technical Days are proposed whereby representatives from Gleeson Land and Bruton Knowles will be on site to answer any technical queries:

- **Tuesday 7<sup>th</sup> November 2023**
- **Tuesday 28<sup>th</sup> November 2023**

To book an appointment at one of the Technical Days, please email Jack Mouldsdale:

[Jack.mouldsdale@brutonknowles.co.uk](mailto:Jack.mouldsdale@brutonknowles.co.uk)

## 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.





*Three-dimensional model of the proposals created to explore the layout, scale and massing of the proposals.*









## CONTACT

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