

# RESIDENTIAL DEVELOPMENT LAND

## Quedgeley, Gloucester

Land to the north of Naas Lane, Quedgeley, Gloucester, GL2 2ZZ

Outline Planning Permission for the construction of 4 no. dwellings within approximately 0.35 acres

**BK** Bruton Knowles



Plan is for indicative purposes.

Health Centre

# Residential Development Opportunity

Land to the north of Naas Lane, Quedgeley, Gloucester



## SUMMARY

- Outline Planning Permission with all matters reserved for the construction of 4 no. dwellings
- Approximately 0.35 acres
- Unconditional offers invited
- Bids to be received by Noon on Monday 11<sup>th</sup> December 2023.

## LOCATION (GL2 2ZZ)

The subject site is located off Naas Lane, to the south of the town of Quedgeley and approximately 4.5 miles south Gloucester city centre. The site is served by existing vehicular access from Naas Lane, which connects westward to the A38, providing a direct link to Junction 12 of the M5.

The surrounding area of Quedgeley provides a variety of amenities to include sports centres, a medical centre, schools, supermarkets and restaurants with the wider neighbouring city of Gloucester providing further amenities to include a Railway Station and bus station. Regular bus services operate approximately 0.1 miles from the site.

## DESCRIPTION

The subject site extends to approximately 0.35 acres and comprises an unoccupied parcel of infill land which consists of open managed grassland and hard standing, which is a legacy from the former RAF Quedgeley site. The northern and western boundaries consist of wooden post and rail fences. The eastern boundary of the site is defined by a mature laurel hedge which separates the site from the numerous residential properties that continue along Naas Lane. The southern boundary that fronts Naas Lane consists of a concrete post and wire fence.

A Gas Governor is located within the south-eastern corner of the site. No changes are proposed to the Gas Governor although it's proposed it will be surrounded on three sides by a hedge with access maintained from the southern side facing Naas Lane.

## PLANNING

The site falls within the administrative area of Gloucester City Council. The subject site benefits from Outline Planning Permission for 4 no. units. The consent is outlined below:

- 22/00789/OUT – outline planning permission with all matters reserved for the construction of 4 no. dwellings, landscaping and vehicular access from Naas Lane. *Granted Permission on the 30<sup>th</sup> January 2023.*

Masterplan drawing number 352.P.3.3 was submitted with the original application pack. Following consultation, the masterplan was revised to drawing 352.P.3.5, which was then used to develop the other reports such as ecology and arboriculture. Drawing 352.P.3.5 should therefore be utilised as a base for detailed designs, although with the approval being 'all matters reserved' there is flexibility for the purchaser to encompass their own aspirations. Copies of both masterplans are contained within the 'masterplan' subfolder within the Data Room.

The Purchaser will be responsible for discharging all the planning conditions associated with Outline Planning Permission.

## SERVICES

It is understood that mains water, electricity and gas are all available in the vicinity of the site. Utility quotes have been obtained for the proposed services. Please see copies in the data room.

It is understood that Severn Trent Water has existing foul and surface water manholes / sewers located immediately north of the sale land and it is intended that the outfall from the Sale Land will connect to these networks via a Section 104 and or S106 between the purchaser and Severn Trent Water. The vendor has the necessary legal rights to enable the drainage connection through the adjacent land to the north to facilitate these connections.

The vendor has commissioned a Ground Investigation Report which will be made available to prospective purchasers shortly.

## COMMUNITY INFRASTRUCTURE (CIL)

CIL is not applicable to this consent.

## VAT

VAT will be chargeable on the sale.

## SECTION 106 (S.106)

There is no requirement for affordable housing and there are no S.106 obligations.

## LEGAL INFORMATION

The purchaser is to contribute £5,000 + VAT towards the vendor's legal fees.

The subject site is registered under the wider Freehold Title GR327642.

## VIEWING & FURTHER INFORMATION

Walking of the site is by appointment only, however the site can be viewed directly from Naas Lane.

A 'Data Room' has been prepared that provides detailed technical and planning information. For access, please email Lauren Gaunt.

## TERMS

The Freehold of the site is offered For Sale by Informal Tender.

**Unconditional offers are invited.**

**The Guide Price is £280,000**







Tenders should be submitted to Jack Mouldsdales by email: [jack.mouldsdales@brutonknowles.co.uk](mailto:jack.mouldsdales@brutonknowles.co.uk)

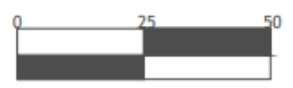
Bids be received prior to **Noon on Monday 11<sup>th</sup> December 2023.**

**SUBJECT TO CONTRACT - NOVEMBER 2023**

**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.



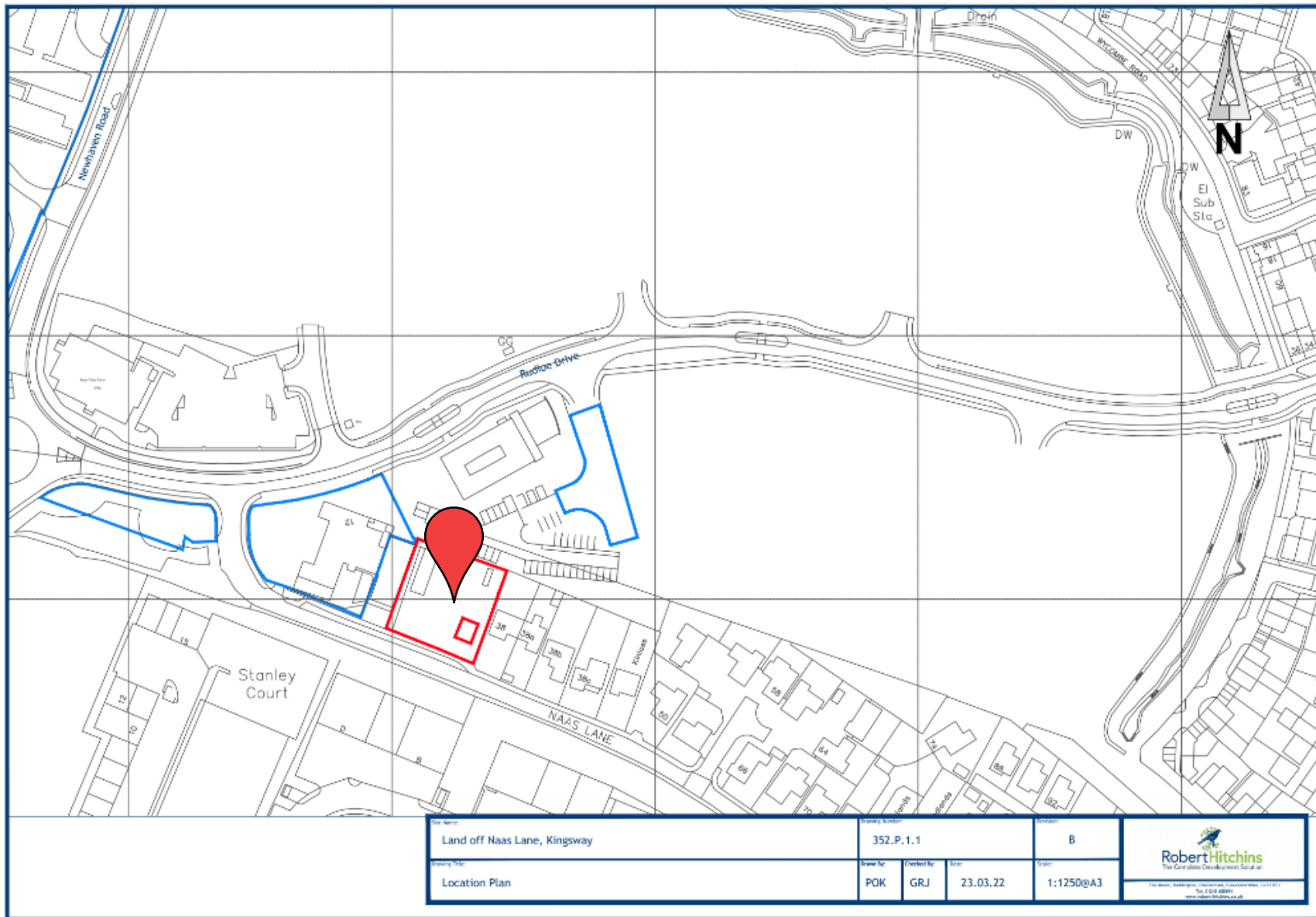
- KEY**
-  Existing Trees Retained
  -  Proposed Tree Planting
  -  Proposed Hedgerow Planting
  -  Existing Tree to be removed
  -  Existing planting surgery scheme
  -  Closeboard Fence
- N**



Site Name: Land off Naas Lane, Kingsway		Drawing Number: 352.P.3.5		Revision:	
Drawing Title: Illustrative Masterplan		Drawn By: POK	Checked By: GRJ	Date: 22.02.20	Scale: 1:500@A3



Not to scale



Not to scale

Olympus House,  
Olympus Park, Quedgeley,  
Gloucester, GL2 4NF

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**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.