

RESIDENTIAL DEVELOPMENT LAND

# Broadwell, Cotswolds



The Leasows, Kennel Lane, Broadwell, GL56 0TJ

Outline Planning Permission for 3 no. Dwellings within 0.15 Acres (0.06 Ha) Approx.



*Plan is for indicative purposes.*



# For Sale - Development Land

The Leasows, Kennel Lane, Broadwell, GL56 0TJ



## LOCATION

The site is located in the Cotswold village of Broadwell, some 1.5 miles north of Stow-on-the-Wold and 3.5 miles south of Moreton-in-Marsh. The village supports a pub – The Fox Inn – overlooking the village green, as well as a village hall and a church. The nearby market town, Stow-on-the-Wold offers a wider range of amenities including a supermarket, rugby club, public houses/restaurants, surgery and a variety of independent high street shops. The nearest primary school is 1.1 miles to the south of the village in Stow-on-the-Wold.

The location is well connected with the A429 running in a north-south direction to the west of the village and there are nearby railway stations at Moreton-in-Marsh and Kingham. The nearest bus stop is located approximately 160-metres south-west of the subject site with services to Chipping Norton and Witney.

## DESCRIPTION

The site extends to approximately 0.15 acres (0.06 hectares) and comprises a former garage site which is now a part tarmac and part concrete area of parking. Residential properties bound the site to the south-west, Kennel Lane to the east, and woodland/pasture to the north. Existing access to the site is achieved via a minor bell mouth entrance located off Kennel Lane, providing both vehicular and pedestrian access. In addition to the pedestrian access found to the main entrance of the site, a further pedestrian link is located along the south-west boundary connecting to The Leasows.

The site is registered under the wider Freehold Title GR190207 owned by the vendor.

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 falls within the administrative area of Cotswold District Council. The subject site benefits from Outline Planning Permission which is outlined below:

**23/00418/OUT-** Outline application for the erection of 3 dwellings including details of access (some matters reserved). Permitted on the 14<sup>th</sup> December 2023.\*

*\*Please note the conditions attached to the Permission.*

The site falls within the Cotswolds Area of Outstanding Natural Beauty which washes over the village.

## 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 which runs across the front of the site within Kennel Lane, for further details please refer to the submitted drainage information prepared by Rappor.

## COMMUNITY INFRASTRUCTURE LEVY (CIL)

We understand that there will be CIL payable on the development. According to Cotswold District's 2023 Annual CIL Rate Summary, the indexed rate for 2023 is £89.31/sqm.

## 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](mailto:jack.mouldsdale@brutonknowles.co.uk) by **Noon** on **Wednesday 20<sup>th</sup> March 2024**.

Offers are invited in excess of £250,000.

## LEGAL COSTS

Each party is responsible for its own legal costs incurred in this transaction, however a legal undertaking for abortive costs will be required.

## VIEWING & FURTHER INFORMATION

The site can be viewed from the existing access.

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

## SUBJECT TO CONTRACT – FEBRUARY 2024

### 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.

# Proposed Site Layout

Accommodation Schedule							
	Area (Sqft)	Area (m2)	House Type	Storey	Total no.	Total Area (Sqft)	Total Area (m2)
	850.4	79	2B4P	2	3	2551.1	237
<b>Total</b>					<b>3</b>	<b>2551.1</b>	<b>237</b>
<b>Total Car Parking Spaces</b>						<b>8</b>	

- Site Boundary
- Existing Tree Canopy
- Tree/ Hedgerow To Require Removal
- Grass
- Indicative Low Level Planting/ Grass Features.
- Illustrative Tree Features
- 1.8m Timber Fencing
- Shared Surface/ Parking
- Block Paving



**NOTES**  
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**REVISIONS**  
07.02.23 - JTR:  
Drawing Updated to planning

2277001

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**DRAWING TITLE**  
Proposed Site Layout

**PROJECT**  
Land at Leasows, Broadwell

**CLIENT**  
Bromford

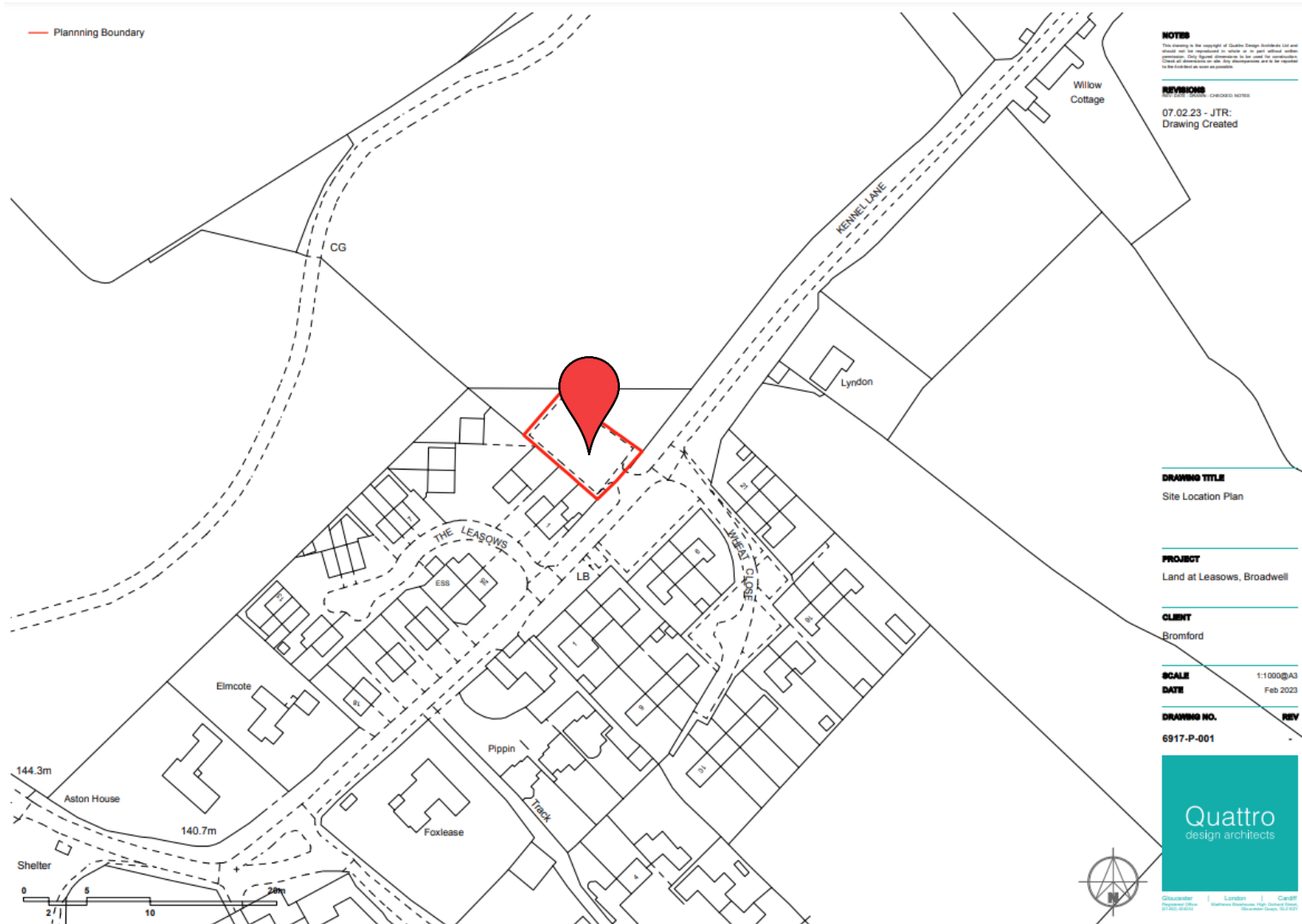
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**DATE** Feb 2023  
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**DRAWING NO.** 6917-P-100  
**REV** -



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Please note that this plan is not to scale.



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**CONTACT**

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