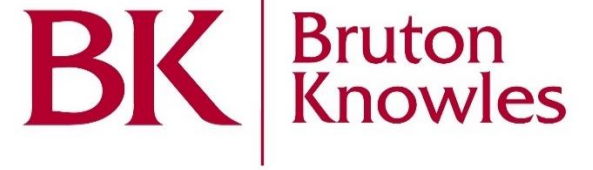


RESIDENTIAL DEVELOPMENT LAND

Churchdown, Gloucester



Land at Yew Tree Way, Churchdown, Gloucester, GL3 2SX

Outline Planning Permission for 3 no. Dwellings within 0.20 Acres (0.08 Ha) Approx.



Plan is for indicative purposes.



For Sale - Development Land

Land at Yew Tree Way, Churchdown, Gloucester, GL3 2SX



LOCATION

The site is situated off Yew Tree Way within an established residential area of Churchdown which is situated almost equidistant between Gloucester and Cheltenham. The location offers good transport links to the M5 Motorway via the A40. Gloucester Railway Station also provides national services and at a local level, the nearest bus stop is located approximately 350-metres east of the application site along Pirton Lane named 'Morley Avenue'.

Churchdown provides good levels of amenities including a Tesco Supermarket, Morley Avenue bus stops, Saint Mary's Catholic Primary School, Post Office, Badham Pharmacy, Churchdown Parton Manor Junior School, Churchdown Academy and Churchdown Dental Surgery.

DESCRIPTION

The site extends to approximately 0.2 acres (0.08 hectares) and comprises 10 no. garages and associated tarmac parking area which is accessed via a lane off Yew Tree Way. The site is bound by residential curtilage of properties fronting Grove Road, Hawthorn Drive, Yew Tree Way and Pirton Lane.

The site forms part of the wider Freehold Title GR207205 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 Tewkesbury Borough Council. The subject site benefits from Outline Planning Permission which is outlined below:

22/00777/OUT - The demolition of 10 no. existing garages and erection of 3no. residential dwellings including details of access with all other matters (layout, scale, appearance and landscaping) to be reserved for future consideration. *Permitted on the 19th December 2023.**

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

For avoidance of doubt the submitted Site Layout Plan has been treated as being for illustrative purposes only, however the proposed accommodation comprises 3 no. 2-bedroom dwellings, with each unit extending to circa 850 sqft and benefitting from 2 no. car parking spaces per dwelling.

SERVICES

Purchasers should satisfy themselves as to services, we have not carried out any tests in this regard. Please see the Drainage Design Strategy in the Data Room for the drainage proposals.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

We understand that there will be CIL payable on the development. According to Tewkesbury Borough Council's Charging Schedule, for '10 dwellings and under', the indexed rate for 2024 as at 01/11/2023 was £123.06/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 Private Treaty, with unconditional offers invited.

Offers are to be submitted to Jack Mouldsdale by email: jack.mouldsdale@brutonknowles.co.uk.

Offers are invited in excess of £150,000.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

The site can be viewed from 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.

For Sale - Development Land

Land at Yew Tree Way, Churchdown, Gloucester, GL3 2SX



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
Total					3	2551.1	237
Total Car Parking Spaces						6	

- Site Boundary
- Extent Of Surveyed Topo Features
- Assumed Boundary Extent Based Off Os Data -
- - - True Extent To Be Confirmed Post Demolition Of Garages
- - - Structure To Be Removed
- Existing Tree Canopy
- Tree/ Hedgerow To Require Removal
- Grass
- Indicative Low Level Planting/ Grass Features
- Illustrative Tree Features
- 1.8m Timber Fencing
- Tarmac
- Shared Surface/ Parking
- Block Paving
- Existing Manhole Hole
- Elec. Sub Station
- Underground LV Cable
- Underground Service Cable
- Potential Location For Relocated Telegraph Pole
- Bin Collection Point



Note:
Statutory services information plotted from OS Data, therefore no guarantee can be given to its true accuracy.



NOTES
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REVISIONS
DATE: 09.05.22 - JTR - R.J.F.
Drawing created. Bin collection Point indicated
A: 22.05.23 - JTR: Neighbouring indicative path width amended
B: 20.09.23 - JTR: Drawing scale corrected

DRAWING TITLE
Site Layout

PROJECT
Yew Tree Way, Churchdown

CLIENT
Bromford

SCALE 1:250@A3
DATE May 2022

DRAWING NO. 6726-P-100
REV B



Please note that this plan is not to scale.

Site Boundary



www.quattrodesign.co.uk

NOTES

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REVISIONS

001 DATE: 03/06/22 CHECKED: JTR
- 30.06.22 - JTR
Drawing created.

DRAWING TITLE

Site Location Plan

PROJECT

Yew Tree Way, Churchdown

CLIENT

Bromford

SCALE 1:500@A3

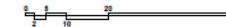
DATE June 2022



DRAWING NO. **REV**

6726-F-001 -

Matthew Warehouse, High Orchard Street
Gloucester, Gloucestershire, GL2 5DZ T: 01452 424254



Please note that this plan is not to scale.

CONTACT

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GL2 4NF

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