

FOR OPTION/PROMOTION ONLY



# Land off Stank Lane, Hardwicke, Gloucester

Site Area: Approximately 11.2 acres (4.5 Ha)



Draft Allocation G1: South of Hardwicke  
– 1,200 dwellings

# Strategic Land – For Promotion/Option Only

## LOCATION – SAT NAV: GL2 4RL

The site is located to the south western edge of Hardwicke, a village/suburb to the south of the city of Gloucester. It fronts onto Stank Lane, a cul de sac culminating at the Gloucester-Sharpness canal, 0.5 miles to the north west of the A38, and 1 mile to the north west of junction 12 of the M5.

## DESCRIPTION

The land edged in red extends to approximately 11.2 acres (4.5 hectares), and comprises a 'haulage yard' (c. 1.15 acres) surrounded by agricultural land.

The haulage yard, laid to tarmac and including a two storey office building and portal framed building was, up until recently, used as the base for a haulage firm, but this has now ceased to trade. The various units are now let to local firms (mechanics etc).

The wider agricultural land surrounds the yard, and is also to the rear of Fairview House to the north west corner, which is in the same ownership.

In addition to the haulage yard, it is estimated that 6 no. dwellings are currently accessed off Stank Lane.

## PLANNING

Whilst quasi-rural, and currently detached from Hardwicke, the site is immediately adjacent to the draft allocation 'G1' in the Stroud District Local Plan review, which identifies the adjacent land for 1,200 dwellings and is anticipated for adoption in 2021.

The subject land was only submitted to the Stroud SHLAA in 2019, and has been too late for consideration in relation to the G1 allocation. However it offers a pragmatic extension to the draft allocation, and may have the potential to be developed in isolation in advance.

Whilst the wider site might be promoted to come forward for development in a future local plan review, it is also estimated that a residential development of some of the site might be expedited, led by redevelopment of the haulage yard. It is estimated that a certain level of residential development off Stank Lane might constitute a reduction in traffic compared to a busy haulage firm.

## VIEWING

The site can be viewed from the public footpath which crosses it east to west.

## TERMS

The site, or part, is available for an option or promotion agreement.

Parties are invited to submit terms on the following basis

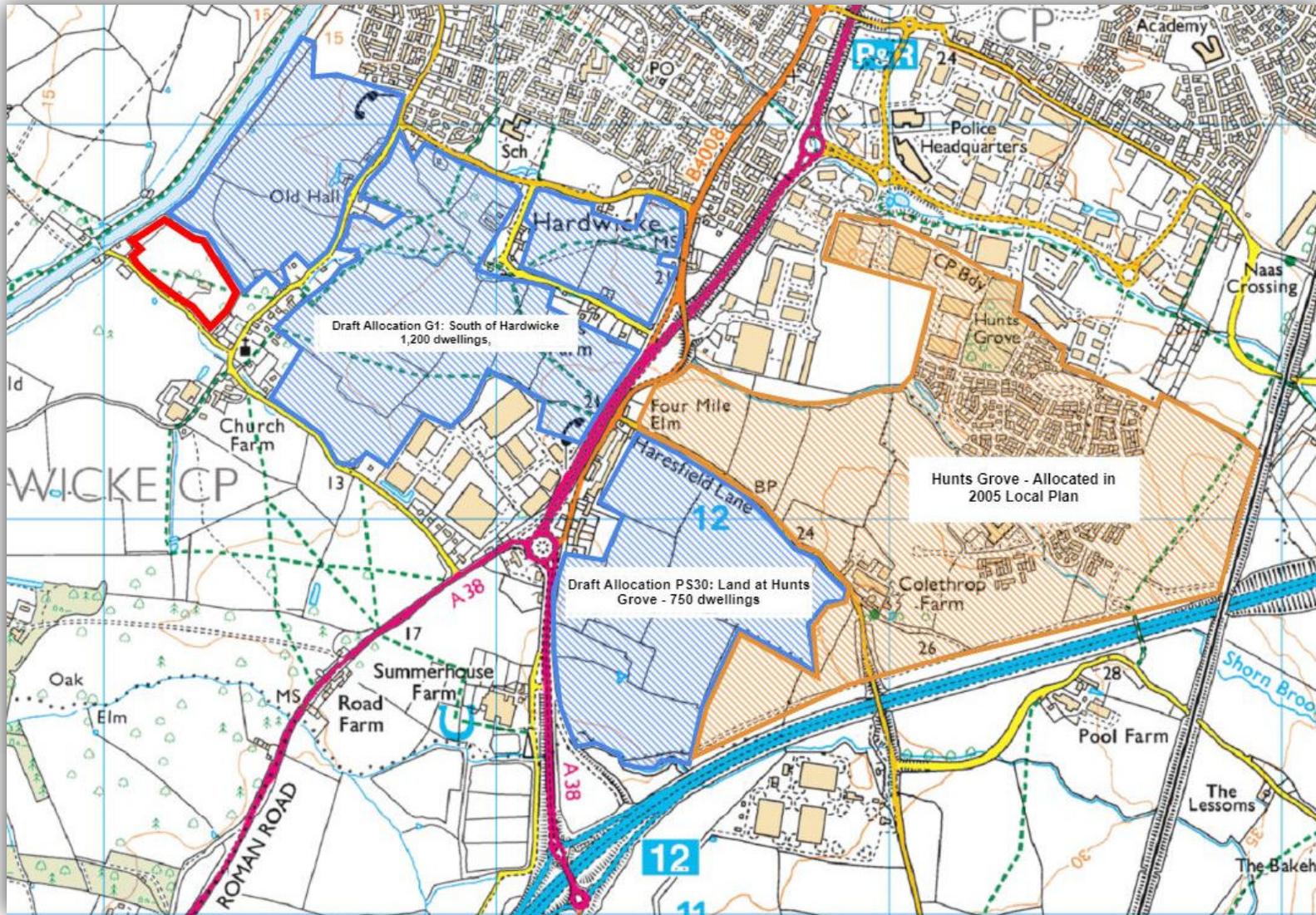
- Extent of site required
- Headline planning strategy
- Percentage - discount/share of proceeds
- Term of agreement/Longstop
- Any deductible costs and caps
- Minimum price per gross acre
- Premium to landowner
- Confirmation of payment of landowner's professional fees (please enquire)

Offers should be received by Bruton Knowles by **Noon on Wednesday 30<sup>th</sup> September 2020** via email to [robert.anthony@brutonknowles.co.uk](mailto:robert.anthony@brutonknowles.co.uk).

**Subject to Contract**

**August 2020**

**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.



**CONTACT**

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

Rob Anthony MRICS  
07825 423926  
[robert.anthony@brutonknowles.co.uk](mailto:robert.anthony@brutonknowles.co.uk)

Jack Moulds BSc (Hons)  
07395 887390  
[Jack.moulds@brutonknowles.co.uk](mailto:Jack.moulds@brutonknowles.co.uk)

