

STRATEGIC LAND



Land lying to the south of Borough Close, Kings Stanley, Stonehouse

Site Area: Approximately 4.44 acres (1.80 Ha)



LOCATION

The site is located on the western edge of the village Kings Stanley which lies south of the larger settlement of Stonehouse. The area is well connected with the town of Stroud located some 3 miles to the north east providing local and national rail links, including regular train services to London. Other nearby stations are located at Stonehouse and Cam. The area is easily accessible via road, with Junction 13 of the M5 motorway situated 3 miles away.

Kings Stanley benefits from a good level of village amenities including a primary school, village hall, play area, sports fields, public house and a Co-op convenience store. The village is within 7 miles of the City of Gloucester, providing an extensive range of schools, hospital and services.

DESCRIPTION

The site comprises a parcel of pony paddock land extending to approximately 4.30 acres, with access to be provided via 44 Borough Close which adjoins the northern boundary. The land in total extends to approximately 4.44 acres, with the topography sloping towards the water course to the south east. A small equestrian barn is located to the north eastern boundary.

The boundaries are defined by mature hedgerows and trees lining the the eastern, southern and western boundaries, with predominantly garden hedgerows delineating the northern boundary and a small woodland area along the eastern boundary.

The site lies outside the conservation area, however is included with the Cotswolds Area of Outstanding Natural Beauty (AONB). A public footpath traverses the site, with adjoining footpaths situated around the perimeter of the site.

PLANNING

The subject site is situated within the planning jurisdiction of Stroud District Council. Current Planning Policy is covered by the 2015 Local Plan. The District Council are now reviewing the current Stroud District Local Plan. A public consultation on the Draft Local Plan took place from 20th November 2019 until 22nd January 2020. They have since had the Additional Housing Options Consultation which has now closed. On 29 April 2021 Stroud District Council approved a Pre-Submission Draft Local Plan for publication. The document has recently been available for those who would like to make comments on the contents of the Plan. Adoption is planned to be in Summer 2022.

As stated within the Pre-Submission Draft Local Plan, the village of King's Stanley is identified as a Tier 3a Settlement being accessible with local facilities and is considered as one of Stroud Districts larger villages.

The site was assessed as part of the Strategic Assessment of Land Availability 2017 and it is suggested that the site may have future potential.

Link to assessment (see pages 75-76):

<https://www.stroud.gov.uk/media/355588/appendix-3.pdf>

TERMS

The site is available for promotion via an Option or Promotion agreement and parties are invited to submit terms as follows:

- Percentage - discount/share of proceeds
- Term of agreement/Longstop
- Any deductible costs and caps
- Minimum price per gross acre
- Premium to landowner

Alternatively, the landowner may consider Freehold offers to include uplift terms in the event the land secures planning permission.

To register your interest, please email

jack.mouldsdale@brutonknowles.co.uk

Offers should be sent via email to:

harry.breakwell@brutonknowles.co.uk

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VIEWING

Viewing by prior appointment only.

SUBJECT TO CONTRACT OCTOBER 2021



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