

STRATEGIC LAND

Land off A417, Maisemore, Gloucestershire

Site Area: Approximately 8.70 acres (3.52 Ha)



Rectory Gardens,
Newland Homes - 28
units built out

Strategic Land at Maisemore



LOCATION

The site is located on the south-western edge of the village of Maisemore, approximately 3 miles north west of Gloucester City Centre. The site lies to the south of the A417 which runs through the centre of the village running east to west as the main thoroughfare.

Transport links to the village are very good with the A417 providing direct access into Gloucester, connections to J2 of the M50 and the A40 to the Forest of Dean and J11 of the M5 at Cheltenham. There are regular bus services off the A417 into Gloucester and the nearby villages Hartpury and Ashleworth. Maisemore benefits from a public house of Nepalese cuisine, village hall and a MUGA sports area. Neighbouring villages provide small schools and local shops, with Gloucester offering a wide range of amenities.

DESCRIPTION

The site comprises approximately 8.70 acres (3.52 hectares) of agricultural land lying adjacent to the A417 leading out of the village towards Hartpury. To the south west of the site, the bordering parcels of land fall away to the Leadon River Valley, beyond which the land rises to Lassington Hill and the village of Highnam. This land is also within the landowners ownership. The eastern, southern and western boundaries are lined with hedgerows and there are a cluster of mature trees situated in the north eastern corner of the site.

The site is easily accessible by road, with vehicular access provided via an established gated entrance in the north eastern corner of the site.

PLANNING

The subject site is situated within the planning jurisdiction of Tewkesbury Borough Council. The village of Maisemore is categorised as a "service village" as per the adopted Joint Core Strategy (JCS) which sets out the strategic planning framework for areas within Gloucester City Council, Cheltenham Borough and Tewkesbury Borough Council. The JCS was adopted in 2017 and is now undergoing a review.

A recent appeal decision (March 2021), stated that Tewkesbury Borough Council have a Housing Land Supply of 3.83 years.

To the south east of the site, outline permission was granted on the 15th July 2021 for the development of 8 dwellings, planning ref: 20/00212/OUT. Outline planning permission was recently approved for 33 units opposite the site, planning ref: 19/00676/OUT.

A submission of the land has been made to Tewkesbury Borough Council under the Call for Sites Joint Core Strategy review.

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
- Confirmation of payment of landowner's professional fees

Offers should be received by Bruton Knowles by **Noon on Friday 29th April** via email to: harry.breakwell@brutonknowles.co.uk

To register your interest, please email jack.moulsdale@brutonknowles.co.uk

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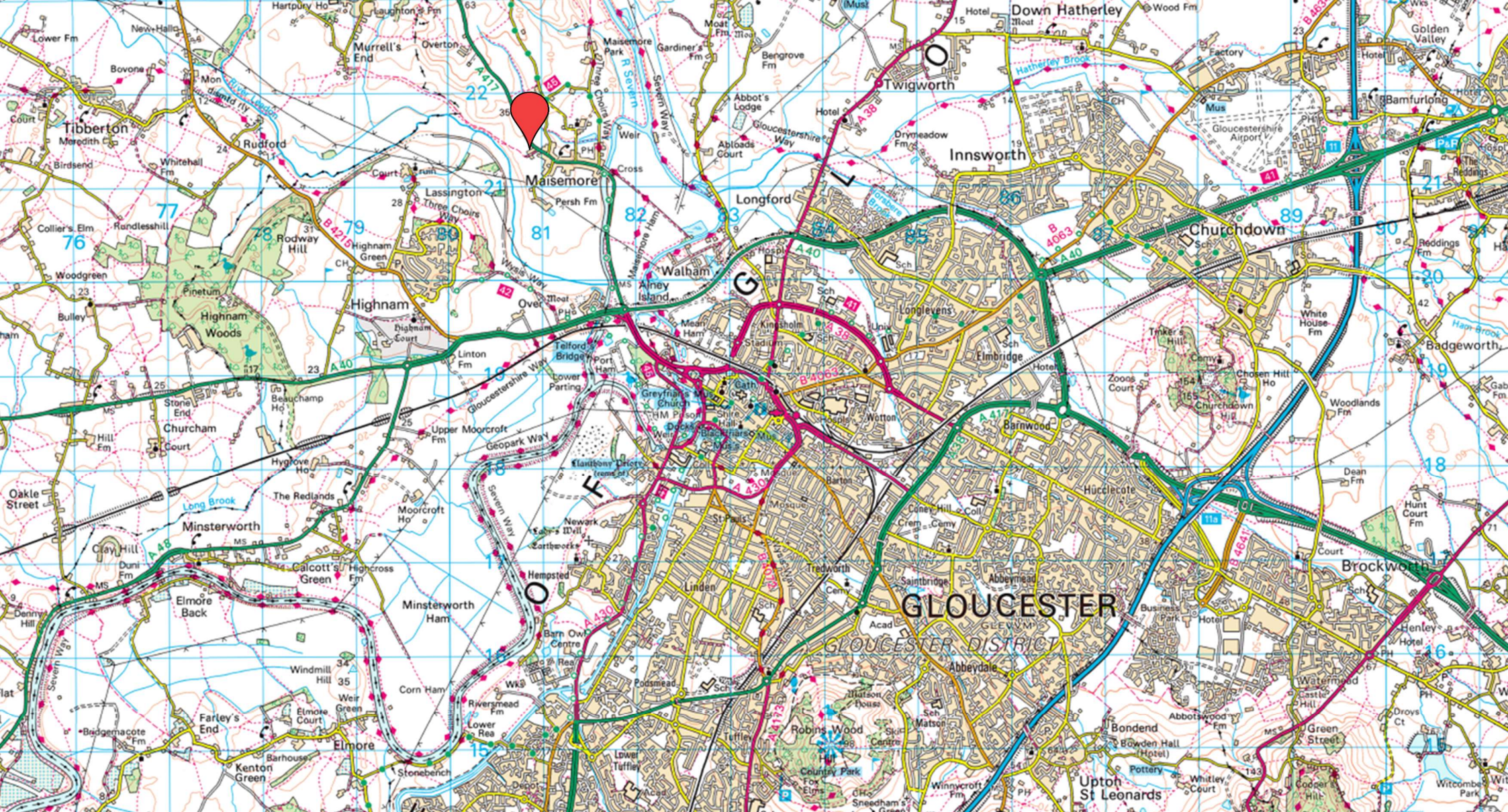
VIEWING

Viewing by prior appointment only.

SUBJECT TO CONTRACT

MARCH 2022

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.



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