

OPTION/PROMOTION or FREEHOLD (+ UPLIFT)

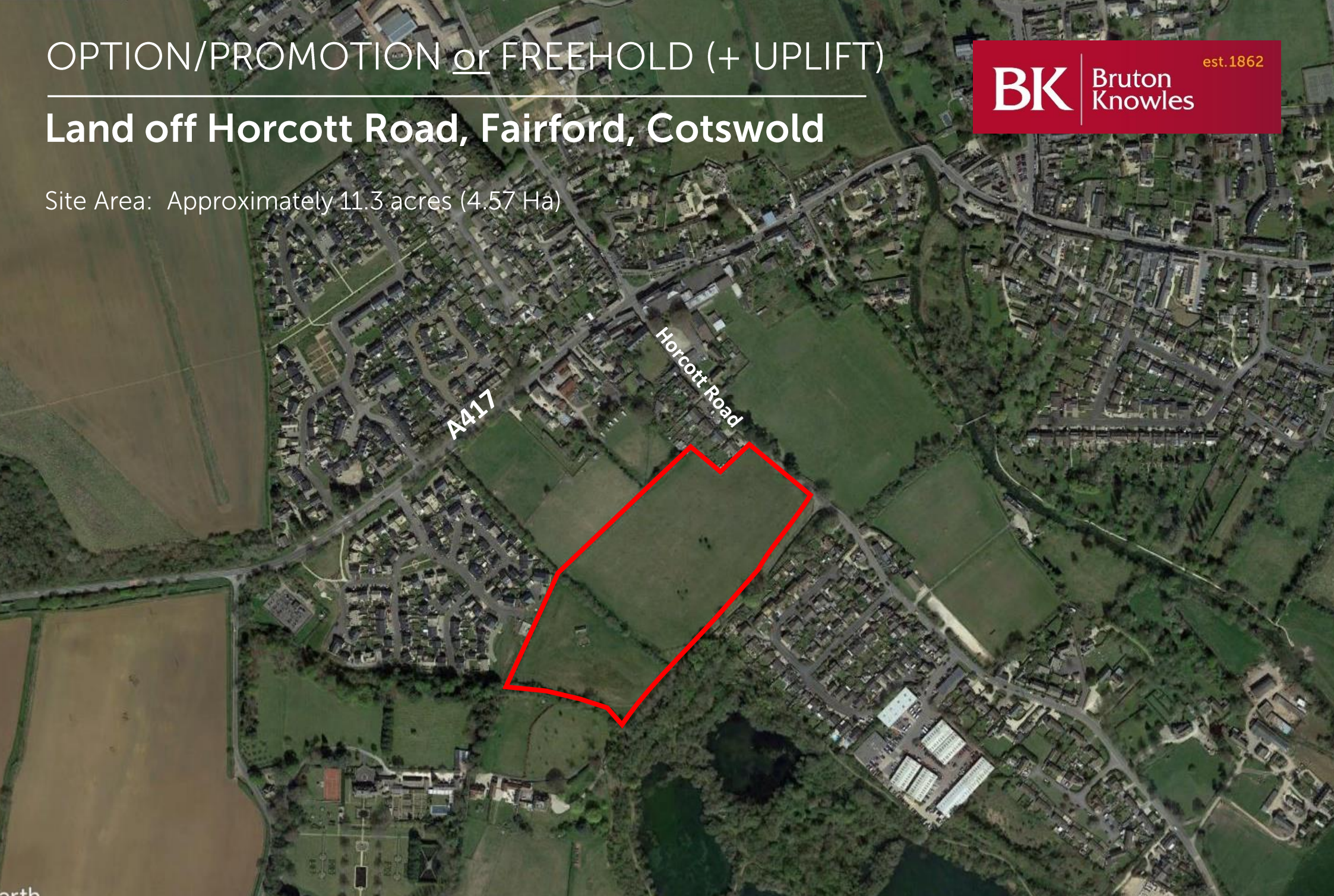
BK

Bruton
Knowles

est.1862

Land off Horcott Road, Fairford, Cotswold

Site Area: Approximately 11.3 acres (4.57 Ha)



Strategic Land – For Promotion/Option Only

LOCATION (SAT NAV: GL7 4DD)

Fairford is a historic market town within the Cotswolds AONB, located within the picturesque Coln Valley.

The site is located towards the south western edge of the town, but convenient for its shops and amenities, which include the 'Outstanding' Fairford C of E Primary School, Farmor's Secondary School, various public houses and a weekly market.

Cirencester, approximately 7.5 miles to the west, provides extensive shopping and leisure facilities and connections to Cheltenham, Swindon and Cotswold Waterpark via the A417/A419.

DESCRIPTION

The land (illustratively) edged in red extends to approximately 11.3 acres and comprises level agricultural land/pony paddock land currently accessed off Horcott Road.

The site is bordered to all compass points by residential development of one form or another, to include a recent newbuild scheme by Bloor Homes immediately to the west.

VIEWING

Viewings strictly by appointment with Bruton Knowles.

PLANNING

The site is located adjacent to the settlement boundary and is outside of floodplain, conservation area and AONB/protected area designations.

An application was submitted on the site in 2016 for 92 dwellings ref: 16/01766/OUT. The apparent reasons for refusal were the infilling of the buffer between Fairford and the hamlet of Horcott (to the south east), and harm to the setting of the Fairford Conservation Area.

The decision was appealed and the appeal dismissed in 2017, however the Inspector did confirm that *"the proposal would cause less than substantial harm to the significance of the Fairford CA"*.

Further, it is noted that the separation of the hamlet of Horcott from Fairford is barely perceptible, indicated by the facts that:

- a) there is no longer a councillor for Horcott because the Council concluded it not to be a separate entity, and
- b) there are no road signs welcoming drivers to Horcott, only to Fairford. For example, the sign upon entry into Horcott from the south east simply welcomes drivers to Fairford.

It is estimated that, in due course, an application with a revised design might overcome the reasons for refusal identified, enabling a pragmatic development extension to the town.

TERMS

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

Parties are invited to submit terms on the following basis:

- 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)

Whilst the assumed preference is for a contingent agreement, the vendors may consider freehold offers, so interested parties are also invited to put these forward, with/without uplift terms.

All offers should be received by Bruton Knowles by **Noon on Friday 22nd July 2022** via email to robert.anthony@brutonknowles.co.uk.

**Subject to Contract
June 2022**

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.



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