

FOR SALE - RESIDENTIAL DEVELOPMENT LAND



Gloucester City next to Upton St Leonards

Land at Winneycroft Farm, Corncroft Lane, Matson, Gloucester, Gloucestershire, GL4 6BX

Outline Planning Permission for a Residential Development of up to 217 Dwellings in approx. 19.47 Acres (7.87 Hectares)



Land at Winneycroft Farm, Gloucester

LOCATION

The site is located on the south eastern edge of Gloucester in the ward of Matson and Robinswood. The land is in close proximity to the village of Upton St Leonards. The M5 Motorway runs adjacent to the southern edge of the site, with existing residential areas nearby. The local area benefits from a range of amenities which include leisure facilities in the form of a golf course, dry ski slope, Matson RFC, hotel and open countryside. The site has views to Robinswood Hill Country Park and Painswick. The nearby area provides a number of shops including a bakery, Post Office, pharmacy and convenience store. Two primary schools are within a short distance from the site and the nearest secondary school is Gloucester Academy off Painswick Road. Regular bus services are provided within Matson linking the area to central Gloucester.

- Gloucester City Centre – 3.5 miles
- Painswick – 4 miles

DESCRIPTION

The subject site comprises agricultural land which falls gently in a northerly direction. The land being sold is part of Winneycroft Farm. The land is predominantly bordered by mature hedgerows and a number of mature trees, with the remnants of a historic orchard within the north east section of the site, 15 of which are subject to Tree Preservation Orders (TPOs). The existing farmhouse and buildings together with a small parcel of orchard to the east and area of field to the west within the consent are excluded from the sale. The site benefits from long reaching views across the surrounding area. To the south of the site is an area of land bounded by the motorway which benefits from an outline consent for up to 420 dwellings and is being built out by Barratt Homes.

PROPOSED SCHEME

- Outline Planning Permission for up to 217 Residential Dwellings
- 25% Affordable Housing or up to 35% with public subsidy
- Approximately 19.47 Acres (7.87 Hectares)

END SALES

Barratt Homes have now released Phase 1 of their scheme 'Winneycroft'. 2-bed units are being marketed from £251,995 and 3-bed units from £279,995 to £324,995. Please see the Data Room.

PLANNING

14/01470/OUT – The site benefits from Outline planning permission for the construction of up to 217 dwellings (including up to 12 sheltered housing flats), open space (including public open space, allotments, incidental open space, amenity space, orchard area associated with the conversion of the listed farm complex (excluded), a green buffer to the listed farm complex and enhanced orchards), two vehicular access points (from Corncroft Lane and Winneycroft Lane), pedestrian and cycle connections and associated infrastructure. The Decision Notice is dated 13th October 2022.

The main vehicular access to the site is proposed by a new roundabout situated at the current junction of Corncroft Lane and Haycroft Drive. A secondary vehicular access to the site is proposed through a new junction from Winneycroft Lane approximately mid way between its junction with Birchall Avenue and the new roundabout that will be the main access into the Winneycroft site. Pedestrian links are proposed from this site to the Winneycroft site, to Corncroft Lane and to Winneycroft Lane. The land was allocated under JCS Policy A6. The Local Authority is Gloucester City Council.

SECTION 106 & CIL

It was resolved at planning committee on the 6th April 2021 that Outline permission would be granted with conditions, subject to the Section 106 Agreement. The completed S.106 agreement was signed on 26th April 2022. The pertinent points and contributions are:

- 25% Affordable Housing (66% Affordable Rent / 34% Shared Ownership) with a process of providing an additional 10% if a grant is successfully applied for.
- An agreed pathway to secure funding for an additional 10% Affordable Housing.
- Agreed Housing Mix.
- Open Space Provision including LEAP and LAP.
- Allotment Provision.
- Management of Open Space.
- Off-site Sport provision contribution of £205,156.
- Combined Education contributions of £1,002,500.
- Library contributions of £42,532.
- Highway improvement contribution of £41,632.
- Travel plan provision of £60,247.
- Monitoring Fee of £4,840.

Please see the S.106 agreement within the data room for a full breakdown. The development will not be subject to CIL.

SERVICES

We understand that all mains services will be available in the location, however parties will need to undertake their own enquiries as to capacity, location and connection costs. Services information is provided within the data room to assist.

LEGAL INFORMATION

The site is offered Freehold with Vacant Possession. A legal undertaking of £25,000 + VAT for the landowner's professional costs will be required. To be payable in the event the Purchaser does not perform. Please see the Data Room for Full Draft Sale Contract and Legal Pack. For the avoidance of doubt, no built dwellings are to be retained by the vendors. The restriction on title regarding the adjoining developer has now fallen away. A detailed sale plan has been prepared showing the retained land and access points.

VAT

VAT will not be chargeable on the purchase price.

TERMS

The site is offered For Sale by Informal Tender. Bids should be in accordance with the 'Financial Proposal Form' contained within the Data Room, and be received by Bruton Knowles prior to **Noon Thursday 9th March 2023.**

Tenders should be submitted to Scott Winnard by post or by email to: scott.winnard@brutonknowles.co.uk

VIEWING & FURTHER INFORMATION

The site can be viewed from the boundary. Viewings strictly by prior appointment with Bruton Knowles. A 'Data Room' has been prepared that provides detailed information on planning, ground investigations, method of sale, topographical survey, ecology, drainage, drawings and other reports. Please email william.matthews@brutonknowles.co.uk for access.

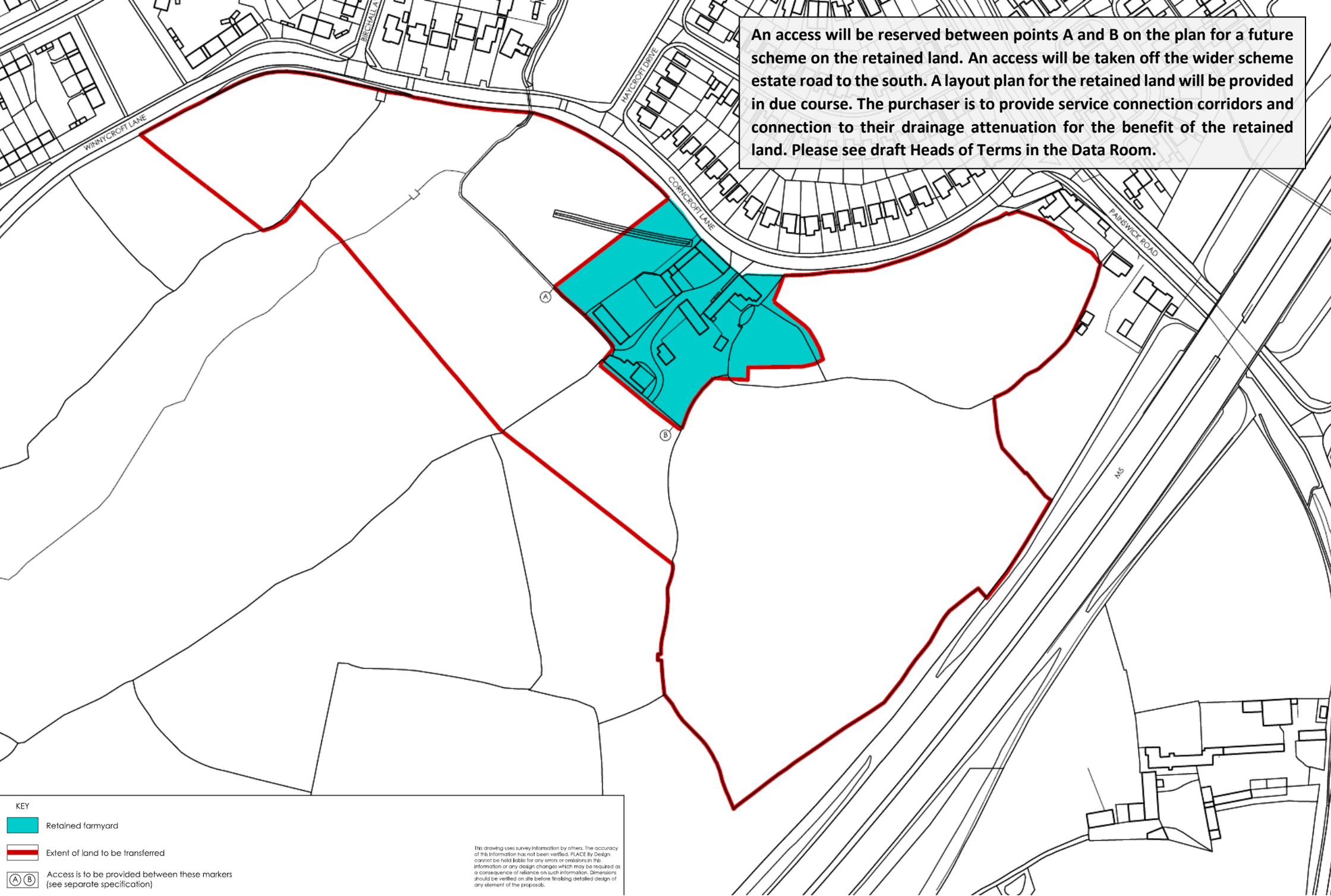
Directions - Postcode GL4 6BX. From Junction 11a of the M5 Motorway head West along the A417 until you reach the Wall's Roundabout, then head south along the A38 – Eastern Avenue, at the next roundabout take the first exit to the B4073 Painswick Road. Just before the M5 motorway bridge take the Junction for Corncroft Lane to the right. Approximately 200m along the lane the subject site will be on your left and access is provided via the farmyard and barns.

SUBJECT TO CONTRACT JANUARY 2023



The plan above demonstrates the Planning Application Red Line – An area of orchard adjacent to the farmhouse and barns is to be excluded from the sale area as per the plan on the following page. The S.106 agreement has sufficient provisions for this to take place. The farmhouse and barns are also to be excluded and retained by the vendors.

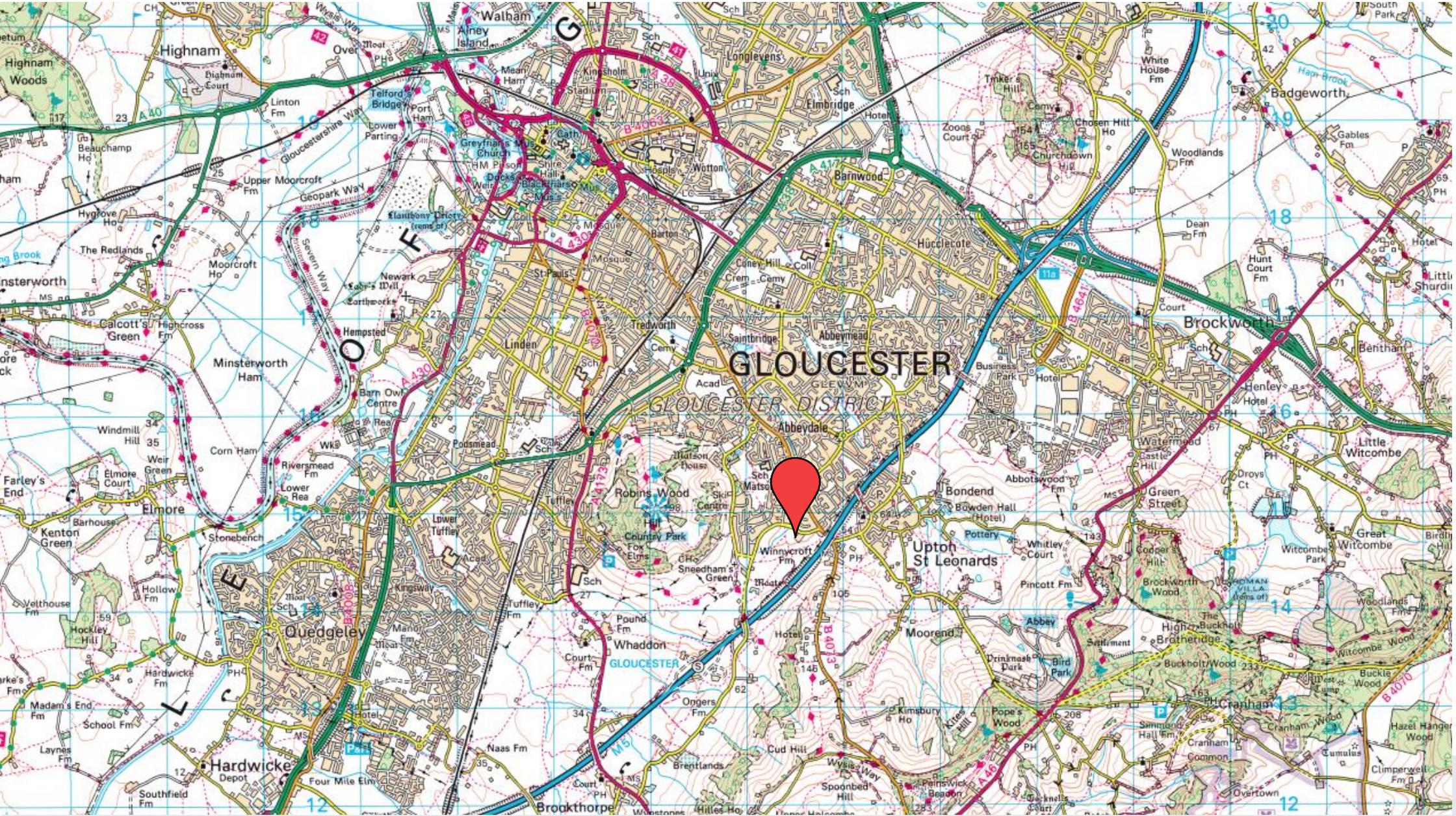
An access will be reserved between points A and B on the plan for a future scheme on the retained land. An access will be taken off the wider scheme estate road to the south. A layout plan for the retained land will be provided in due course. The purchaser is to provide service connection corridors and connection to their drainage attenuation for the benefit of the retained land. Please see draft Heads of Terms in the Data Room.



KEY

- Retained farmyard
- Extent of land to be transferred
- Access is to be provided between these markers (see separate specification)

This drawing uses survey information by others. The accuracy of this information has not been verified. PLACE by Design cannot be held liable for any errors or omissions in this information or any design changes which may be required as a consequence of reliance on such information. Dimensions should be verified on site before finalising detailed design of any element of the proposal.



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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.