

STRATEGIC LAND

BK Bruton Knowles

est. 1862

Coombe Hill, Gloucester

Land to the south of the A4019,
Coombe Hill, Gloucester, GL19 4AS
Approx. 15.26 Acres (6.18Ha)

Bovis
Homes

A4019

A38

Plan is indicative and not to scale

Strategic Land

Approximately 15.26 acres (6.18 Ha)



LOCATION

The subject site is located at Coombe Hill, Gloucestershire. Coombe Hill lies some 4 miles south of Tewkesbury, 5 miles northwest of Cheltenham, 7 miles north of Gloucester and within 2 miles of J10 of the M5. The site is situated to the south of the A4019 (Cheltenham Road), approximately 150m east of the junction with the A38, which connects Gloucester and Tewkesbury. Coombe Hill benefits from a farm shop at Grange Farm, a public house, The Swan Inn and a fuel station which includes a local convenience store. There are regular bus services that operate close to the site, operating approximately every 20 minutes to Gloucester, Tewkesbury and Cheltenham.

DESCRIPTION

The site comprises approximately 15.26 acres (6.18 hectares) of pasture land, approximately 10.96 acres of which is ridge and furrow. The site has direct access on to the A4019 via the northern boundary. The southern side of the site is delineated by a small brook.

The site comprises Freehold Titles GR377446 and GR377480.

PLANNING

The subject site is situated within the planning jurisdiction of Tewkesbury Borough Council. Planning Policy is covered by the Tewkesbury Borough Plan 2011-2031 which was adopted on the 8th June 2022. The Joint Core Strategy (JCS) 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. The Preferred Options Consultation is timetabled for Spring 2023, with Pre-Submission Consultation expected in Autumn 2023. The Tewkesbury Borough Plan and JCS identifies Coombe Hill as a Service Village.

The site lies within the Cheltenham and Gloucester Green Belt, and sections of the site to the east and south are located within Flood Zones 2 and 3.

Directly to the north west of the site and the A4019, Bovis Homes are currently building out a 95 unit development following Reserved Matters approval in June 2022. This is referred to as 'Lapwing Meadows'. To the west of this consent is a 25 unit Kendrick Homes development known as 'Villard Grove'. To the north of the site, the land adjacent to The Bellows benefits from Outline planning permission for the development of 4 dwellings which was approved in July 2022.

TERMS

The site is available for promotion via an Option or Promotion Agreement. 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 submitted to Scott Winnard by post or email to: scott.winnard@brutonknowles.co.uk

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

VIEWING

Viewing by prior appointment only.

SUBJECT TO CONTRACT

JANUARY 2023

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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