

STRATEGIC LAND RESIDENTIAL DEVELOPMENT LAND

Land at Cromhall, South Gloucestershire

Site Area: Approx. 1.98 Acres (0.80 Ha)



Plan is not to scale and is for indicative purposes only.

Strategic Land at Cromhall



LOCATION (GL12 8AF)

The site is located within the village of Cromhall, a small settlement within the South Gloucestershire District. The settlement is split into two main parts, Bibstone (to the north east) and Townwell (to the south west), and the subject site falls between these two areas. Cromhall benefits from a reasonable level of amenity for its size, including a Village Hall, Public House (The Royal Oak), Church, village shop and Primary School.

Cromhall is well connected and lies some 4.5 miles east of Thornbury, 3 miles south of Junction 14 of the M5 motorway and 15 miles north of central Bristol.

DESCRIPTION

The site extends to approximately 1.98 Acres (0.80 Hectares), comprising pasture land and approximately 0.18 acres of land used as a builder's yard with a sectional concrete building (built in 2009). There are also 3 no shipping containers that were installed in 2010 and have been used for commercial purposes for over 10 years.

To the north west of the site there is a complex consisting of a bungalow, storage for fairground equipment and a builder's yard. Directly to the north is the village area known as Bibstone, which consists of around 40 no. houses and the Royal Oak Public House. To the east and west, the site is bordered by agricultural land, however the land to the west is subject to a pending planning application for 32 no. units. There is a public footpath which traverses the site from east to west, connecting the adjoining land parcels.

Access is via an existing gateway directly off Bristol Road, along which the 30mph zone has recently been extended to include the frontage of the subject site. It is estimated that this permits significant visibility splays which should be suitable to facilitate development (interested parties should make their own enquiries in this regard).

PLANNING

The subject site is situated within the planning jurisdiction of South Gloucestershire Council. The Development Plan comprises the following Local Plan documents; Coe Strategy, Policies, Sites and Places (PSP) Plan and the Joint Waste Core Strategy. A new Local Plan for South Gloucestershire is currently being prepared.

Immediately adjacent to the western boundary of the subject site is a pending application submitted by Cotswold Homes in August 2022. The application is outline below:

- **P22/04731/F** - Erection of 32 no. dwellings, with access, landscaping and associated works. Creation of 10. space shared car park. *Awaiting determination as of June 2023.*

Part of the subject site benefits from a recent Certificate of Lawful Use for Development for the Use of land as a Builders Yard (Class B8 Storage or Distribution). The application is summarised below:

- **P22/03840/CLE** - Use of land as a Builders Yard (Class B8 Storage or Distribution). *Decided in August 2022.*

The subject site is located outside the designated settlement boundary for Cromhall but falls outside the Green Belt or any other area of development restraint, such as a Site of Special Scientific Interest (SSI) or an Area of Outstanding Natural Beauty (AONB). The site is in Flood Zone 1 according to the Environment Agency flood mapping online resource.

SERVICES

Parties should satisfy themselves as to the availability of services. We have not carried out any tests in this regard.

TERMS

The site is available for promotion via an Option or Promotion Agreement. Conditional, 'subject to planning' offers may also be considered. Parties are invited to submit terms as follows:

- Type of agreement
- Percentage – discount/share of proceeds
- Premium payment (s) to landowner
- Term (s) of agreement
- Any deductible costs
- Promotion cost cap
- Minimum price per gross acre
- Confirmation of payment of landowner's professional fees

Parties should confirm their interest and clarify the timescales required to prepare a proposal.

Offers should be sent to jack.mouldsdale@brutonknowles.co.uk

VIEWING

Viewings are strictly by prior arrangement with Bruton Knowles.

BRUTON KNOWLES LLP

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SUBJECT TO CONTRACT - JUNE 2023

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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