



STRATEGIC LAND

Land to the south of the A40, Huntley, Gloucestershire
Approximately 11.82 Acres (4.78 Ha)

Strategic Land at Huntley



LOCATION

The site is located to the west of the village of Huntley off the A40, on the edge of the Forest of Dean. The area is well served with amenities to the east, including a primary school, public house, cricket club, village hall, and a butcher.

Huntley is well connected, with the A40 providing direct links to Gloucester and Ross-on-Wye, with the Golden Valley Junction of the M5 motorway less than 12 miles from the site. Both Ross-on-Wye and Gloucester town centres provide further amenities to include shops, supermarkets, restaurants, public houses, coffee shops and train stations. Huntley is served by regular bus services providing links to a wide range of locations to include Gloucester, Cinderford, Coleford, Ross-on-Wye, Hereford and Newent.

DESCRIPTION

The site extends to approximately 11.82 acres (4.78 hectares) comprising arable land of Titles GR211964 (5.49 acres) and GR276011 (6.34 acres). An agricultural access is provided from the A40 in the north eastern corner of the site, adjacent to the property Orchard View.

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SERVICES

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

PLANNING

Forest of Dean's current Local Plan comprises of the Allocations Plan, Cinderford Northern Quarter and the Core Strategy which guides development across the district until 2026. The new Local Plan is currently being prepared to set out a framework for the district until 2041. Following feedback from the Issues and Options, FODDC developed and consulted upon a Second Preferred Option strategy, superseding the first. This consultation ran from August 2022 to October 2022. The next formal stage is to seek guidance for the Draft Local Plan and confirm its strategy. The views on the Issues and Options and Preferred Option, along with over evidence will then be used to develop the new Local Plan. Comments will be requested on the Draft Plan in Spring 2024. After this consultation, the Draft Plan will be updated and a Publication Version will be agreed. Formal representations on the Publication Version will be invited in Spring 2025.

The subject site also falls under the Huntley Neighbourhood Development Plan. Following Examination, the District Council has since decided to make the modifications proposed by the Examiner and the Development Plan has now reached the planning referendum stage with the referendum due to take place on 21st September 2023.

We understand that representations have been made for the subject site and submitted to the Forest of Dean District Council and the site was previously added to the SHLAA in 2020, referred to as the 'Land to the south of the A40, Huntley'.

The site adjoins the settlement boundary to the north.

LEGAL

The landowner is to retain a vehicular access through the subject site along the eastern boundary to access the retained land to the south. The access road would need to be to an adoptable standard with step-in rights reserved to take the road up to the boundary and connect into adjoining services.

TERMS

The site is available for promotion via an Option or Promotion Agreement. 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
- Any deductible costs
- Minimum price per gross acre
- Confirmation of payment of landowner's professional fees

Freehold offers, plus an uplift are invited also.

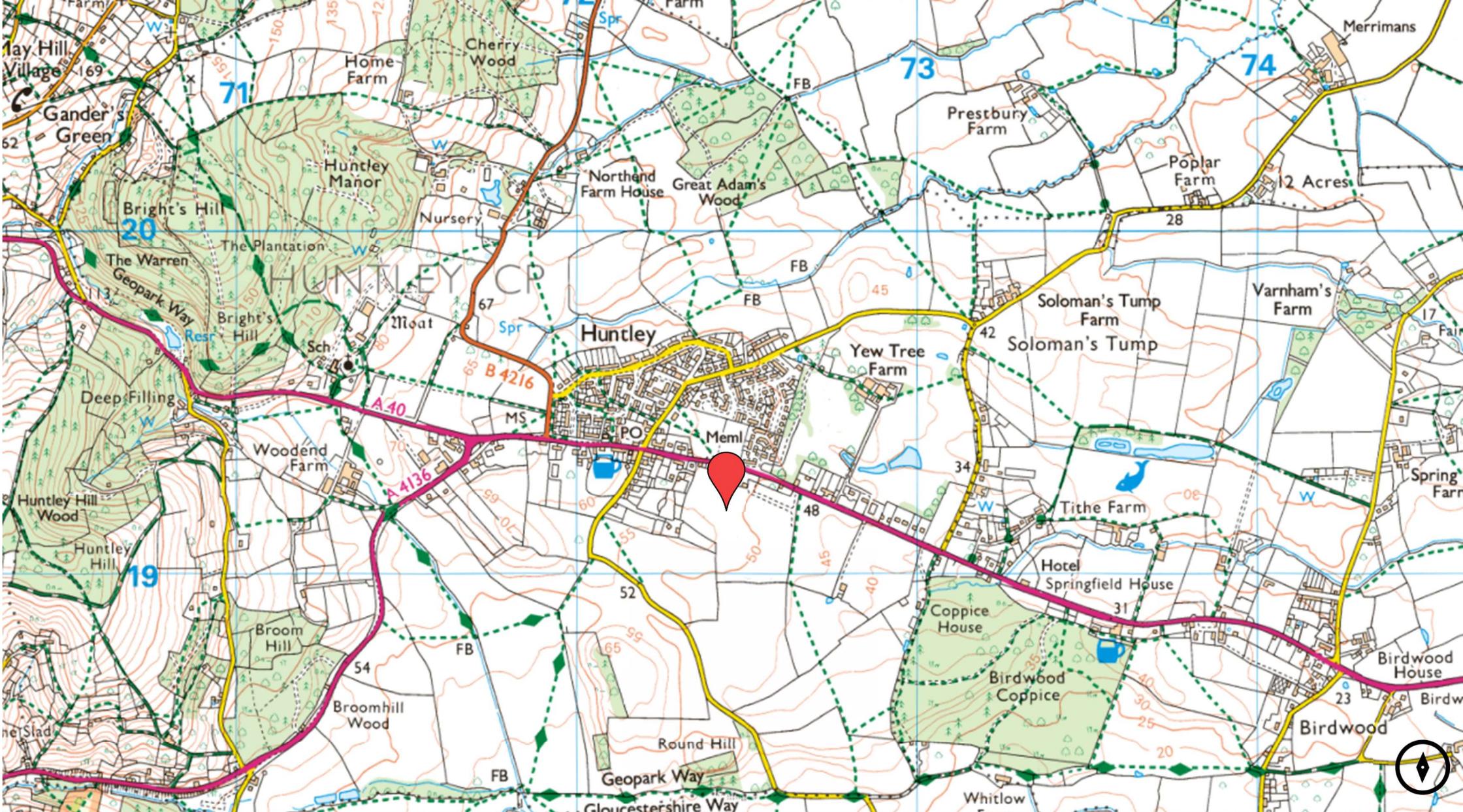
Offers are to be submitted sent by email to Harry Breakwell – harry.breakwell@brutonknowles.co.uk by **Noon on Thursday 19th October 2023.**

VIEWING

Viewings are strictly by prior arrangement with Bruton Knowles.

SUBJECT TO CONTRACT - SEPTEMBER 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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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.