

# STRATEGIC LAND

## Whaddon, Gloucester

Land to the south side of Naas Lane,  
Whaddon, Gloucester, GL4 0XA  
Approx. 20.31 Acres (8.22Ha)

Planning application  
S.23/2428/OUT – Taylor  
Wimpey

Wain  
Estates

Under  
Construction

Hunts Grove

Wain  
Estates

Naas Lane

M5

*Plan is indicative and not to scale*

# Strategic Land

Approximately 20.31 Acres (8.22 Ha)



## DIRECTIONS (GL4 0XA)

From Junction 12 of the M5 motorway, head north on the A439 to the Cross Keys Roundabout to join the A38 dual carriageway towards Quedgeley. Follow the dual carriageway until the Waterwells Roundabout, taking the second exit onto Waterwells Drive. Continue over the next roundabout on Waterwells Drive, through the Business Park until taking a left at the following roundabout onto Stephenson Drive. Follow this road until it meets Naas Lane. Drive beneath the railway bridge and the sites are located on the right hand side of Naas Lane.

## LOCATION

The subject site is located on the southern edge of Gloucester which sits between Whaddon and Brookthorpe. The sites lie some 6 miles to the south of Gloucester City Centre and 3 miles north east of Junction 12 of the M5 motorway. From here, Cheltenham is within a 20 minute drive to the north and Bristol is within a 35 minute drive to the south. The sites are connected to the A4173 (1.5 miles to the east) which provides direct access to settlements of Gloucester and Stroud. The surrounding area of Quedgeley benefits from a good level of amenity, with several supermarkets, multiple employment opportunities, and a number of schools. Gloucester offers a further range of retail, healthcare and educational facilities. Gloucester Train Station is easily accessible with regular services to South Wales, Cheltenham, Swindon, Bristol and London Paddington.

## DESCRIPTION

The site comprises a number of parcels of paddock and pasture land, extending to approximately 20.31 acres (8.22 hectares) in total. A driveway leads from Naas Lane to the southernmost parcel which contains a couple of agricultural buildings. Another driveway from to the west of the site provides access to a stable block, agricultural barn and hardstanding area. Access to the site is provided via various gateways and entrances off Naas Lane.

The site comprises multiple Freehold Titles as listed below:

- GR315917 (part of wider Title)
- GR87635
- GR189228
- GR98488
- GR199762
- GR154105

## PLANNING

The subject site is located within the planning jurisdiction of Stroud District Council. Stroud District are currently reviewing the Local Plan which was submitted to the Planning Inspectorate for Examination on the 25<sup>th</sup> of October 2021. The draft Local Plan is currently still at Examination. As of February 2024, the Examination is paused until December 2024.

Taylor Wimpey has made a planning application for up to 2,250 units to the north of Naas Lane, the land being draft allocated.

The land to the south side of Naas Lane could come forward in a further plan period on the back of the above scheme and on the basis that the highway along Naas Lane is improved.

## 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(s) to landowner
- Term(s) of agreement/Longstop
- Any deductible costs and caps
- Minimum price per gross acre
- Confirmation of payment of landowner's professional fees

Offers should be submitted by **Noon 29<sup>th</sup> April 2024** to Scott Winnard by email.

To register your interest, please email: [scott.winnard@brutonknowles.co.uk](mailto:scott.winnard@brutonknowles.co.uk)

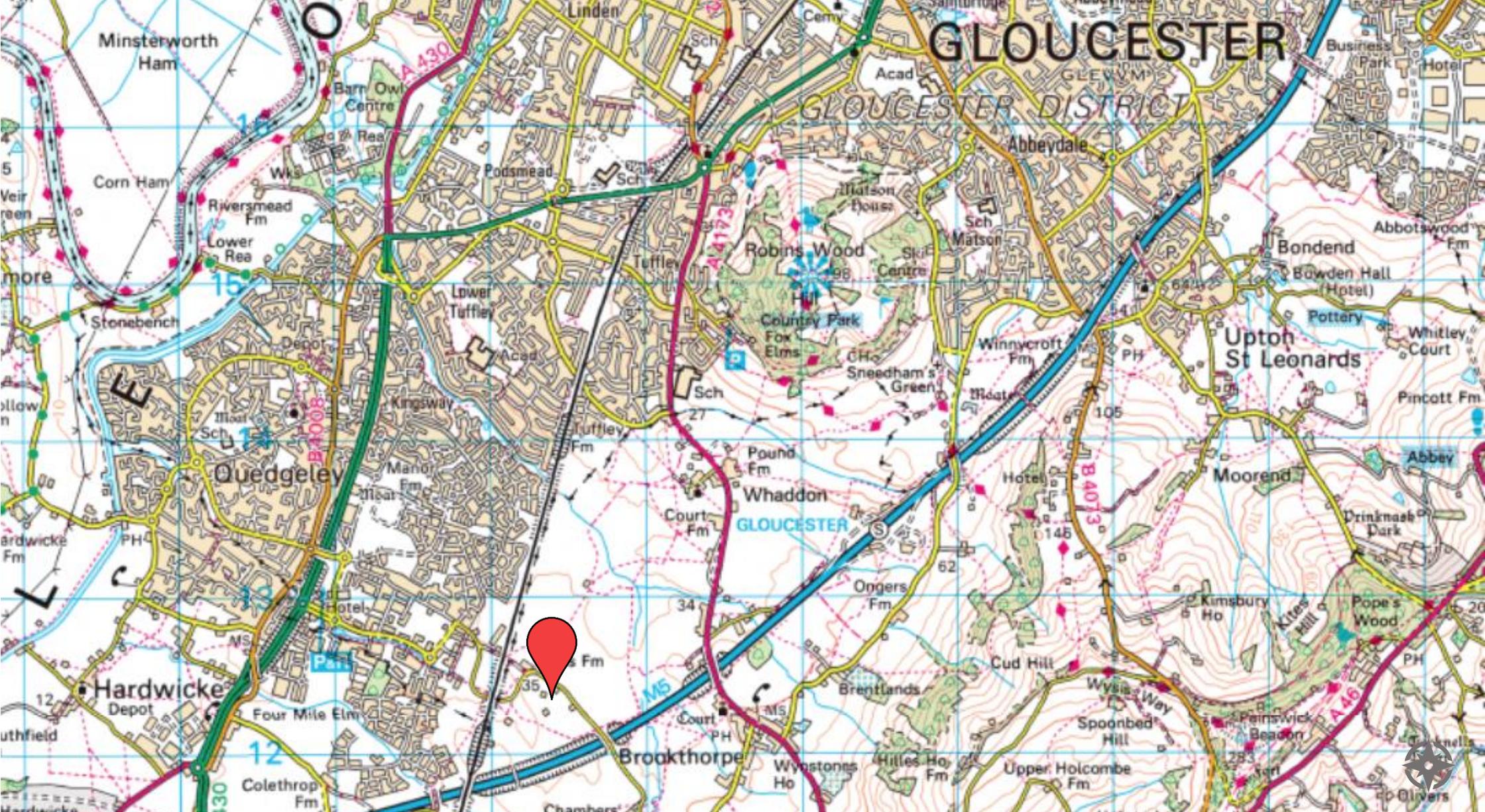
## VIEWING

Viewing by prior appointment only.

## SUBJECT TO CONTRACT

## FEBRUARY 2024

**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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