

# LAND FOR SALE

## Minchinhampton, Stroud

Land lying to the north of Cirencester Road,  
Minchinhampton, Stroud, GL6 9EN  
Approx. 6.42 Acres (2.60 Ha)

**BK** | Bruton Knowles

Land under option

Reserved Access

Subject Site

Approved Medical Centre and Dentist,  
Ref: S.21/0484/FUL

Cirencester Road

*Plan is indicative and not to scale*

# Strategic Land

Approximately 6.42 Acres (2.60 Ha)



## LOCATION (GL6 9EN)

The subject site is located on the north eastern edge of Minchinhampton, a large market town in the Stroud District. The site is accessed via a residential estate Besbury Park off the Cirencester Road which runs between Stroud to the west and the A419 to the east. The site lies some 4.5 miles south east of Stroud, 10 miles west of Cirencester, and within a 20 minute drive from Junction 13 of the M5 motorway.

The surrounding area provides a good level of amenity, including a nursery and primary school, cafes and public house. Stroud Train Station is easily accessible with regular services to Gloucester, Cheltenham, Swindon, Reading and London Paddington.

## DESCRIPTION

The site comprises two main parcels of pasture land extending to approximately 6.42 acres. Access is provided via Besbury Park to the west of the site.

It is understood that rights to access the site are reserved over the small parcel of land registered under the Freehold Title GR49958 as per the covenants contained in the original conveyance dated 19<sup>th</sup> March 1965. The right of way extends over the whole of the 30 feet, enough for a double width road and pavement.

It is also understood that there is a right of way over the lane 'Tynings' which provides access to the north western corner of the site.

The site forms part of the Freehold Title GR359286.

The site does not sit within the Minchinhampton Conservation Area (CA), however it does sit within the wider and sensitive landscape designation of the Cotswold Area of Outstanding Natural Beauty (AONB).

## 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 25th of October 2021. The draft Local Plan is currently still at Examination. As of February 2024, the Examination is paused until December 2024.

Minchinhampton is classed as a Tier 2 – Local Service Centre under the Settlement Hierarchy within Stroud's Draft Local Plan. The guiding principles for Minchinhampton suggests that "Appropriate development will be supported to sustain Nailsworth and Minchinhampton in their roles as Local Service Centres for their surrounding communities" The subject site lies adjacent to the Settlement Development Limit (SDL).

Lying immediately to the south of the subject site, an application has recently been approved for a Medical Centre and Dentist, associated access, car parking and landscaping, Planning Ref: S.21/0484/FUL. The Medical Centre is to be situated to the front of the site, with parking to the rear.

## OVERAGE

The vendor is to retain an Overage of 30% of the uplift in value, over and above the purchase price should development be achieved in the future, for a period of 30 years.

## TERMS

The Freehold of the site is offered for sale by Informal Tender.

Offers are invited in excess of £200,000.

Offers are to be submitted by **Noon on 24<sup>th</sup> April 2024**.

Offers should be submitted to Scott Winnard by email to: [scott.winnard@brutonknowles.co.uk](mailto:scott.winnard@brutonknowles.co.uk)

## LEGAL FEES

A contribution of £5,000 + VAT towards the vendor's legal fees will be required from the purchaser.

## VIEWING & FURTHER INFORMATION

Viewing by prior appointment only.

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

## SUBJECT TO CONTRACT - MARCH 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.





#### CONTACT

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