

# RESIDENTIAL DEVELOPMENT LAND

Land at Brockworth, Gloucester GL3 4QY



**AJW**

LAND & DEVELOPMENT  
CHARTERED SURVEYORS



**CHARTERHOUSE**  
STRATEGIC LAND

**DETAILED PERMISSION FOR 47 DWELLINGS**

**5.40 acres (2.19 hectares)**

**FOR SALE by Informal Tender**

**12 noon on Tuesday 11th July, 2023**

# RESIDENTIAL DEVELOPMENT LAND

47 DWELLINGS  
Detailed Planning Permission

## SITUATION

Brockworth is an extensive Gloucestershire village on the edge of the Cotswolds offering the perfect blend of town and country living. The village has a variety of facilities including schools, multiple amenities and leisure. Brockworth has excellent transport links with easy access to both Gloucester City Centre and Cheltenham, as well as M5 Junction being 1.5 miles away.



## THE PROPERTY

The property is situated on the northeast edge of Brockworth. The consented area comprises a self contained level agricultural field extending in all to 5.40 acres (2.19 hectares). Vehicular access is from Shurdington Road.

## PLANNING CONSENT

Detailed planning permission was granted on appeal on 14th April, 2023 (Appeal ref: APP/G1630/W/21/3281074) for the erection of 47 dwellings and associated vehicular access, public open space and landscaping. The total accommodation is 47,752 square feet. The scheme proposes the following mix of market dwellings sizes:

2 beds – 3      3 beds – 15      4 beds – 12

Further details are available in an online data room from the Selling Agents.

## SECTION 106 AGREEMENT

The buyer will purchase the land subject to a Section 106 Agreement and any bids will need to take into full account the obligations set out within the Agreement. The purchaser will indemnify the Seller and the Promoter for the liability arising within the planning agreement. The scheme provides 17 affordable units consisting of 1, 2 and 3 bedroom accommodation. The affordable housing tenure split comprises 9 affordable rent units and 8 shared ownership units.

## COMMUNITY INFRASTRUCTURE LEVY

The buyer will be responsible for all Community Infrastructure Levy Charge. Tewksbury Borough Council have confirmed that the current CIL liability charge based on the chargeable floor area for the approved development would be £171,248.91.



## INFORMATION PACK

Detailed information is available in an online data room, to include:

- Planning Application, Appeal Decision and Approved Plans
- Section 106 Agreement
- Design and Access Statement
- Flood Risk & Drainage
- Landscape Appraisal
- Ecology Appraisal
- Phase II Ground Investigation
- Utility information

The information pack is available from the Selling Agents. Please contact Anthony Wright on 01666 318 992 or [anthony@ajwlanddevelopment.co.uk](mailto:anthony@ajwlanddevelopment.co.uk) for further information.

## METHOD OF SALE

Prospective buyers are invited to submit offers to AJW Land & Development Ltd by **12 Noon on Tuesday 11th July, 2023**. Written offers should be submitted in a sealed envelope and sent to AJW Land & Development Ltd, Old Barn, Rodbourne Rail Farm, Rodbourne, Malmesbury, Wiltshire SN16 0ES and titled "For the attention of Mr. A.J. Wright – Land at Brockworth". Emailed offers should be sent to [anthony@ajwlanddevelopment.co.uk](mailto:anthony@ajwlanddevelopment.co.uk).

## INTERVIEWS

The preferred buyers and their technical team will be invited to attend a meeting on Tuesday 18th July, 2023.

## ACCESS & SERVICES

The property is sold subject to any existing rights of way, drainage, water and other rights, easements and incidents of tenure affecting the sale and all easements and wayleaves in connection with all electric or telephone wires, pipes, cables, stays etc. as at present erected on or passing over the property and subject to all existing and all pending agreement if any affecting the same.

## TENURE AND POSSESSION

The property is freehold with vacant possession on Completion.

## LOCAL AUTHORITY

Tewkesbury Borough Council, Public Services Centre, Gloucester Road, Tewksbury, Gloucestershire GL20 5TT.

## VAT

VAT will be charged on the sale price of the property.

## PROMOTER

The property has been promoted by Charterhouse Strategic Land, Charter House, 3a Felgate Mews, London W6 0LY. Tel: 020 7471 6060. For the attention of Mr. Oliver Taylor.

## PROMOTER'S SOLICITOR

Wedlanke Bell LLP, 71 Queen Victoria Street, London EC4V 4AY. Tel: 020 7395 3000.

## SELLER'S SOLICITOR

Willans LLP Solicitors, 34 Imperial Square, Cheltenham GL50 1QZ. Tel: 01242 514000.

## VIEWING

By appointment through the Selling Agent (01666 318 992).



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07552 044 742

These particulars are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. In line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Particulars created: May 2023.