

RESIDENTIAL DEVELOPMENT LAND

Norton, Gloucestershire, GL2 9LJ

Land to the west of the A38, Norton, Gloucester

Resolution to Grant Outline Planning Permission for up to 35 no. Dwellings within approx. 4.67 Acres

BK Bruton Knowles



Promoted by:



Residential Development Opportunity

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OVERVIEW

Bruton Knowles has been instructed to market an exciting residential development opportunity soon to benefit from Outline Planning Permission for up to 35 no. dwellings (*currently a Resolution to Grant) in the village of Norton, Gloucestershire.

In summary:

- Village location residential development site on the outskirts of Gloucester and Cheltenham.
- *Outline Planning Permission for up to 35 no. dwellings.
- Site area of approx. 4.67 Acres (1.89 Hectares)
- For Sale by Informal Tender
- Offers invited Noon on Tuesday 17th December 2024

LOCATION

Directions: Sat Nav: GL2 9LJ

What3Words - [///attending.performs.reported](#) - [Direct Link](#)

The site is located to the southern built edge of the Gloucestershire village of Norton, some 4 miles north of Gloucester City centre and 7 miles west of Cheltenham town centre. The site sits to the west of the Tewkesbury Road (A38) which runs through the village of Norton and connects with Tewkesbury in the north and Gloucester to the south, providing good connections to the motorway network (junctions 10 & 11 of the M5). The area is well served by public transport with bus stops within 150m offering regular services to Gloucester and Tewkesbury. The nearest railway stations are Gloucester (4 miles) and Ashchurch (8 miles) providing direct connections Bristol, Birmingham and London.

The village of Norton benefits from a primary school, village hall, playing field, church and two public houses.

DESCRIPTION

Currently accessed off the A38, the site extends to approximately 4.67 acres (1.89 hectares) and comprises a level pasture land and two smaller enclosed paddocks. The north western, north eastern and south eastern boundaries of the site consist of established hedgerows, whilst the south western boundary is defined by a post and wire fence.

The primary school, village hall and playing field form the northern boundary. The A38 runs adjacent to the eastern boundary with existing dwellings either side. The western and southern boundaries are but open countryside.

The site slopes gently with the highest point to the eastern corner.

A Public Right of Way (Norton Footpath 35) crosses the southern corner of the site.

SERVICES

Mains services connections are available adjacent to the site. However, purchasers should make, and rely, on their own enquiries in respect of the availability of capacity and connection costs of all services and utilities.

A fuel pipeline easement runs north-south across the site (as indicated on the illustrative masterplan). Its owner, Exolum, confirms that it is not classed as a "Major Accident Hazard pipelines as described in Schedule 2 of the Pipeline Safety Regulations 1996, description of dangerous fluids", and thus has limited effect on development.

PLANNING

Located within the planning jurisdiction of Tewkesbury Borough Council, the site is subject to the following planning application:

- **23/01003/OUT** - Outline application for residential development for up to 35 dwellings, vehicular access and associated works, with all matters reserved for future determination except for access.

At Planning Committee on the 20th August 2024, a resolution to grant was received, with the issue of a decision notice pending the completion of S.106 Agreements with the local and county councils.

The proposed scheme has secured highways approval for a reconfiguration of the A38 road junction into the village, off which a spur then enters the site.

Of the proposed dwellings, 40% are to be provided as affordable housing (60% social rented and 40% affordable home ownership), with an affordable housing mix of (based on 14 no. AH dwellings):

- 1 no. 1-Bedroom Bungalow
- 2 no. 1-Bedroom Maisonette
- 6 no. 2-Bedroom Houses
- 4 no. 3-Bedroom Houses
- 1 no. 4-Bedroom House

The Illustrative Masterplan (02 Rev A) illustrates a cul de sac development incorporating areas of ecological enhancement to improve the biodiversity as well as native hedge and woodland across the site. There is also the potential for a pedestrian connection through to the adjacent playing field.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The development will attract CIL in line with Tewkesbury Borough Council's CIL Policy which for this scheme is currently £236.65/sqm (indexed to 2024).

S.106 CONTRIBUTIONS

Agreements are currently being drafted to include the following contributions:

- Primary Education – £211,973.37
- School Transport Vehicle – £86,515.50
- Community Contributions – c.£45,910 (TBC)
- SANG – £10,080
- Library – £6,860
- SAMM – £4,053
- Refuse and Recycling – £1,533

VAT

To be confirmed, but it is intended that the land will be elected for VAT.

LEGAL INFORMATION

The site is offered Freehold with Vacant Possession. A legal undertaking of up to £10,000 + VAT will be required for the Vendor's legal costs upon agreement of Heads of Terms.

The subject site is registered under the Freehold Title GR409064.

The Vendor will retain 'ransom strips' to the southern, western and northern boundaries (as per the blue edged boundaries on the 'sale plan') and retain a suitable right of way over estate roads. The purchaser will be required to use reasonable planning endeavours to extend estate roads up to these strips and/or rights will be retained by the vendor to extended estate roads up to these strips.

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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METHOD OF SALE

The site is offered for sale by way of Informal Tender with offers invited by **Noon on Tuesday 17th December**.

Offers should be in accordance with the 'Financial Proposal Form' contained within the Data Room and are to be received by:

robert.anthony@brutonknowles.co.uk

DATA ROOM

A 'Data Room' – www.bruntonknowlessites.co.uk – has been prepared that provides detailed information on planning, services, method of sale, topographical survey, ecology, drainage, drawings and other reports. Access to the Data Room is available on request from

Jack.mouldsdale@brutonknowles.co.uk

VIEWINGS

The site can be viewed from the public footpath crossing the southern edge of the site. If parties desire to walk the site, please arrange this with Bruton Knowles.

SUBJECT TO CONTRACT - OCTOBER 2024

CONTACT



Olympus House,
Olympus Park, Quedgeley, Gloucester, GL2 4NF

Robert Anthony BSc (Hons) MRICS
07825 429926

Robnert.anthony@brutonknowles.co.uk

Jack Mouldsdale BSc (Hons) MRICS
07395 887390

Jack.mouldsdale@brutonknowles.co.uk



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.





