

FOR SALE - STRATEGIC LAND

Land off Birchall Lane and High Street, Upton St Leonards – approx. 11.07 Acres (4.48 Ha)



**BRUTON
KNOWLES**



Plan is for indicative purposes only

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LOCATION (GL4 8AD)

The site is located approximately 3 miles to the south-east of Gloucester within the village of Upton St Leonards. Upton St Leonards is an attractive and popular village that benefits from a range of local amenities including a primary school, post office, day nursery, public house, recreation ground with extensive sports facilities, village hall and hotel. There are multiple bus stops within walking distance from the site with regular services to Gloucester City Centre, Stroud and Cheltenham.

Wider amenities can be found in Gloucester, where there is also a mainline railway station.

What 3Words - ///zones.softly.pages - [Direct Link](#)

DESCRIPTION

The site comprises approximately 11.07 acres (4.48 ha) of predominantly pasture with mature trees lining the boundaries and scattered across the site. High Street runs along the north eastern edge of the site with the eastern boundary extending along the footpath which runs south from the road. To the south of the site lies additional pasture land and to the west lies a cluster of residential dwellings which are accessed via Rance Lane.

Access to the site is currently provided a gateway off Birchall Lane.

A Public Right of Way runs south from High Street along the north eastern boundary of the site.

According to the Environment Agency's Flood Map for Planning, the site is located within Flood Zone 1. Parts of the site however are subject to risk from Surface Water Flooding according to the EA Agency's mapping.

PLANNING

The subject site is located within the jurisdiction of Stroud District Council. Planning policy is covered by the Stroud District Local Plan. In February 2024 and again in April 2025, the Inspectors wrote to the Council advising that the draft Local Plan should be withdrawn. The Council is now carefully considering its position, while the draft plan remains formally at the examination stage (as at June 2025) when the Local Development Scheme 2025-2029 was published.

As of 2025, due to the reforming of the Local Plan process in England, the Council is obliged to commence preparation of a new Local Plan. It is anticipated that work on the new Local Plan will begin in Spring 2026. The preparation process will follow the new strict prescribed stages and timelines established by the Government's updated planning framework.

In terms of site specific policy, the land is located within an area designated under Core Policy CP15 "A Quality Living and Working Countryside" which sets out the requirements for proposals outside of settlement development limits.

Designations

The site lies within the Cotswolds National Landscape (formerly known as an Area of Outstanding Natural Beauty (AONB)).

The site also falls within the Cotswold Beechwoods SAC 15.4km core catchment zone.

There are a number of Tree Preservation Orders (TPOs) on the site. Please refer to Stroud District Council's Planning Constraint Map: [Stroud District Council Planning Constraint Map](#).

SERVICES

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

LEGAL INFORMATION

The site is registered under the wider Freehold Title GR488655.

VAT

The site is not currently registered for VAT, however the landowner retains the right to opt to tax.

OVERAGE

The vendor is to retain an uplift of 35% in respect of any future planning permission for a period of 40 years.

TERMS & GUIDE PRICE

The site is offered for sale by private treaty, with unconditional offers invited.

The purchaser is to pay **£5,000 + VAT** to the vendor's agent on Exchange.

Offers are invited in excess of £120,000.

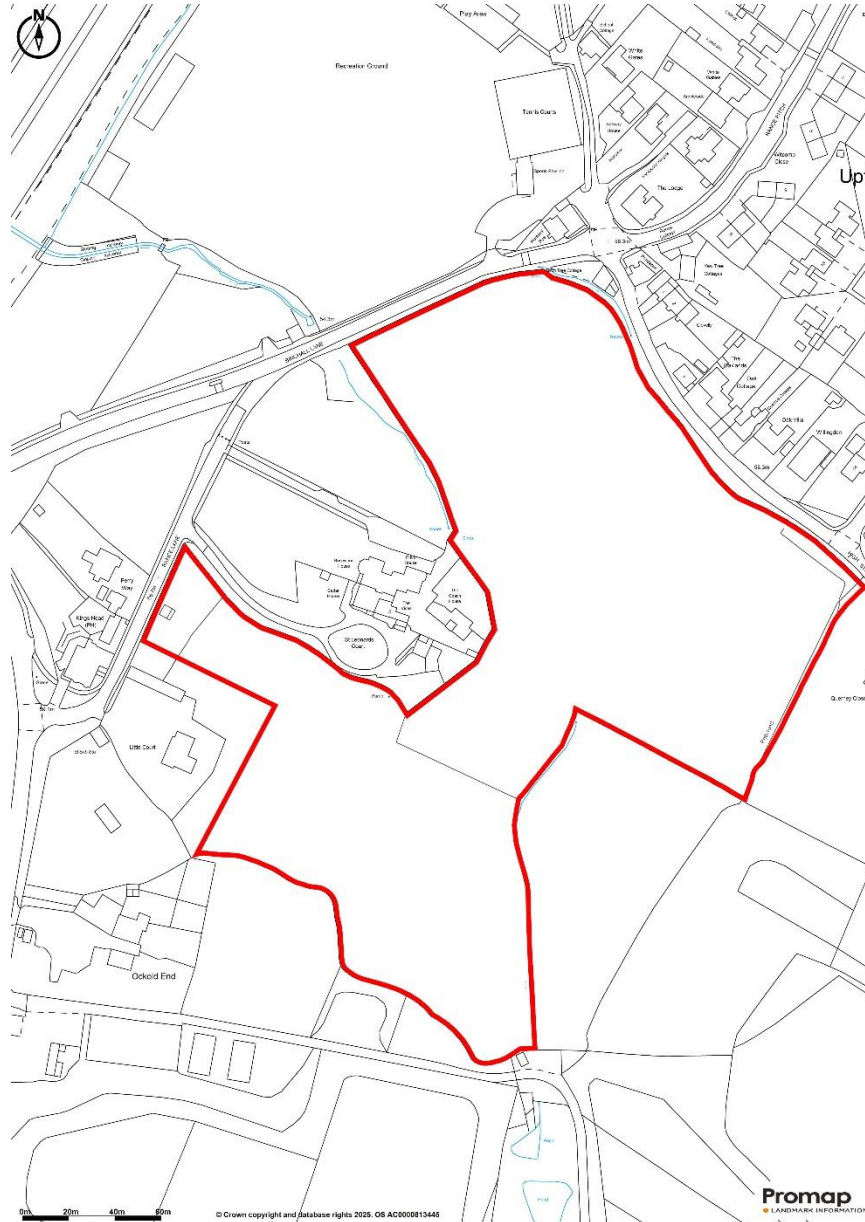
Offers should be sent to Bruton Knowles via email to Harry Breakwell: harry.breakwell@brutonknowles.co.uk

VIEWINGS

Viewings are strictly by prior appointment only with Bruton Knowles.

SUBJECT TO CONTRACT – JULY 2025

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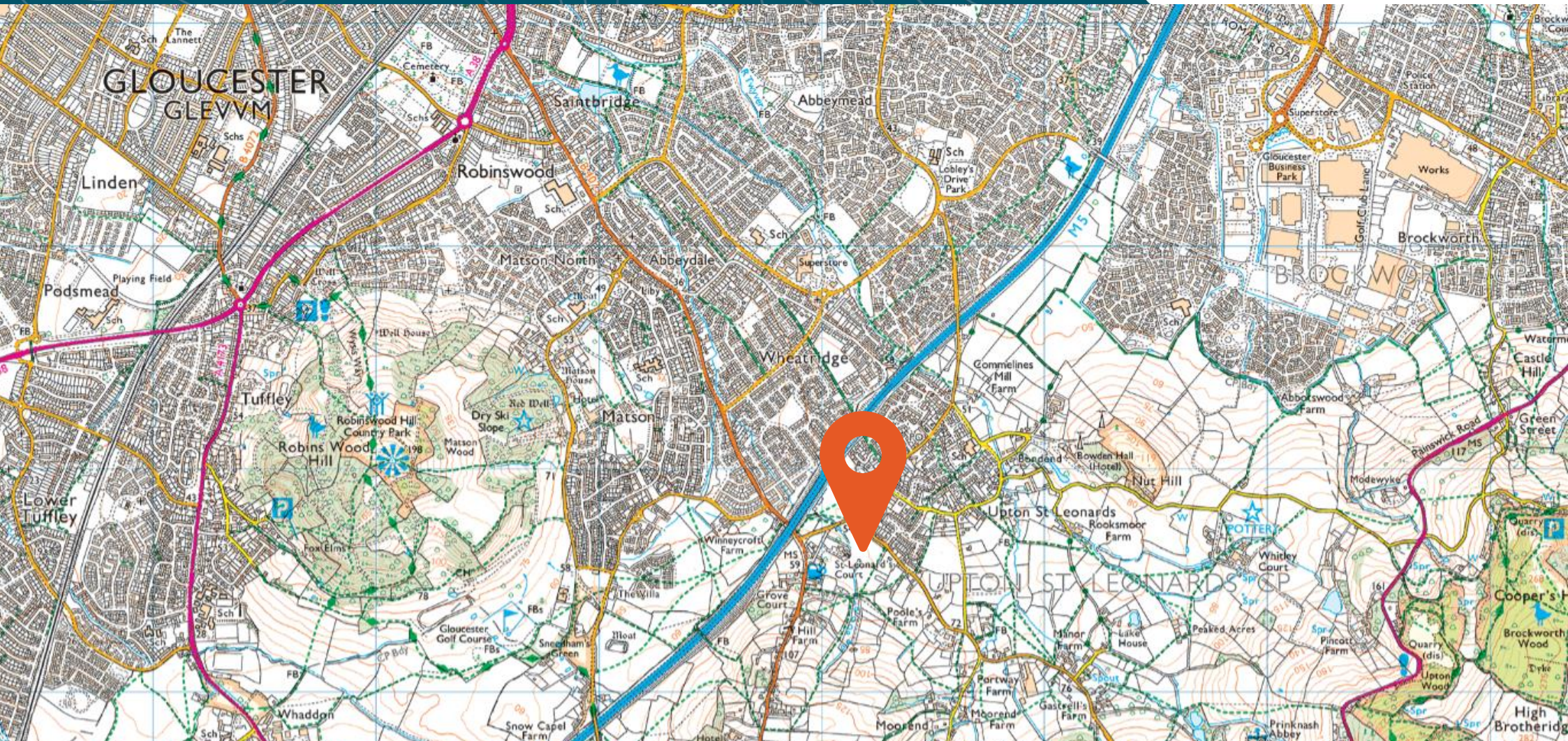


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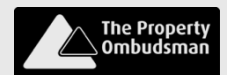
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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered 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.

Disclaimer Bruton Knowles Chartered Surveyors are 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 have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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