

# STRATEGIC LAND

Land to the north of Bockeridge Road, Twyning, Gloucestershire, GL20 6DB – 17.97 Acres (7.27 Ha)



*Plan is for indicative purposes only*

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## LOCATION (GL20 6DB)

Twyning is an attractive village divided into two parts, with the older 'Church End' to the south and 'Twyning Green' to the east, situated adjacent to the River Avon to the north of Gloucestershire, equidistant between Gloucester and Worcester. The village has a good range of services to include a village shop, recreation complex, cricket club, two pubs, village hall and a primary school. Junction 1 of the M50 motorway and the A38 can be accessed some 0.8 miles from the site, with public transport serving the village, providing bus connections to Gloucester, Staunton, Upton-upon-Severn and Tewkesbury.

- Tewkesbury – 3 miles
- Gloucester – 15 miles
- Worcester – 15 miles

What 3Words - ///crossword.kingpin.brittle - [Direct link](#)

## DESCRIPTION

The land laid to pasture extends to approximately 17.97 acres (7.27 ha). It is surrounded by open farmland and residential dwellings to the south eastern boundary and also to the south of Bockeridge Road. New commercial development is situated to the west (Bockeridge Park). The site is accessed to the south via Bockeridge Road.

The site is situated adjacent to the settlement boundary and is not contained within a sensitive landscape area or in an area of flood risk.

## PLANNING

The site is located within the planning jurisdiction of Tewkesbury Borough Council. Planning Policy is covered by the Tewkesbury Borough Plan 2011-2031 which was adopted on the 8<sup>th</sup> of June 2022. The combining councils Cheltenham Borough, Gloucester City Council and Tewkesbury Borough Council (TBC) have re-committed to preparing a new joint strategic plan (CGTSLP). It will be a single plan including strategic policies (which are currently included in the JCS) and local policies (currently included in the individual local plans).

The latest Local Development Scheme for TBC states that evidence gathering, plan-preparation, and community and stakeholder engagement (Regulation 18) will be undertaken from February 2025 to April 2026, with the Council approvals for the Pre-Submission SLP (Regulation 19) planned for May-July 2026.

## 5 Year Housing Land Supply

Following the publication of the updated NPPF in December 2024, the Council's published five-year housing land supply figure has been superseded. The updated five-year housing land supply position against the new standard method confirms the Council's five-year supply of deliverable housing sites is 3.14 years.

## SERVICES

We understand services are available for connection off Bockeridge Road, however, no surveys have been undertaken to verify this information. Parties should make their own enquiries in this regard.

## LEGAL INFORMATION

The site is registered under the Freehold Titles; GR352644 and GR363817.

## VAT

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

## TERMS

Parties are invited to submit terms for an Option or Promotion Agreement on the following basis:

- Type of agreement
- Percentage – discount/share of proceeds
- Premium payment(s) to landowner
- Term(s) of agreement/longstop
- Any deductible costs and caps
- Minimum price per gross acre
- Planning strategy
- Confirmation of payment of landowner's professional fees to include solicitor and agent fees.

Offers should be sent to Bruton Knowles by **Noon on Thursday 28<sup>th</sup> August 2025** via email to Harry Breakwell:

[harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)

## VIEWINGS

Strictly by appointment only with Bruton Knowles

## SUBJECT TO CONTRACT – JULY 2025

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## Contacts:

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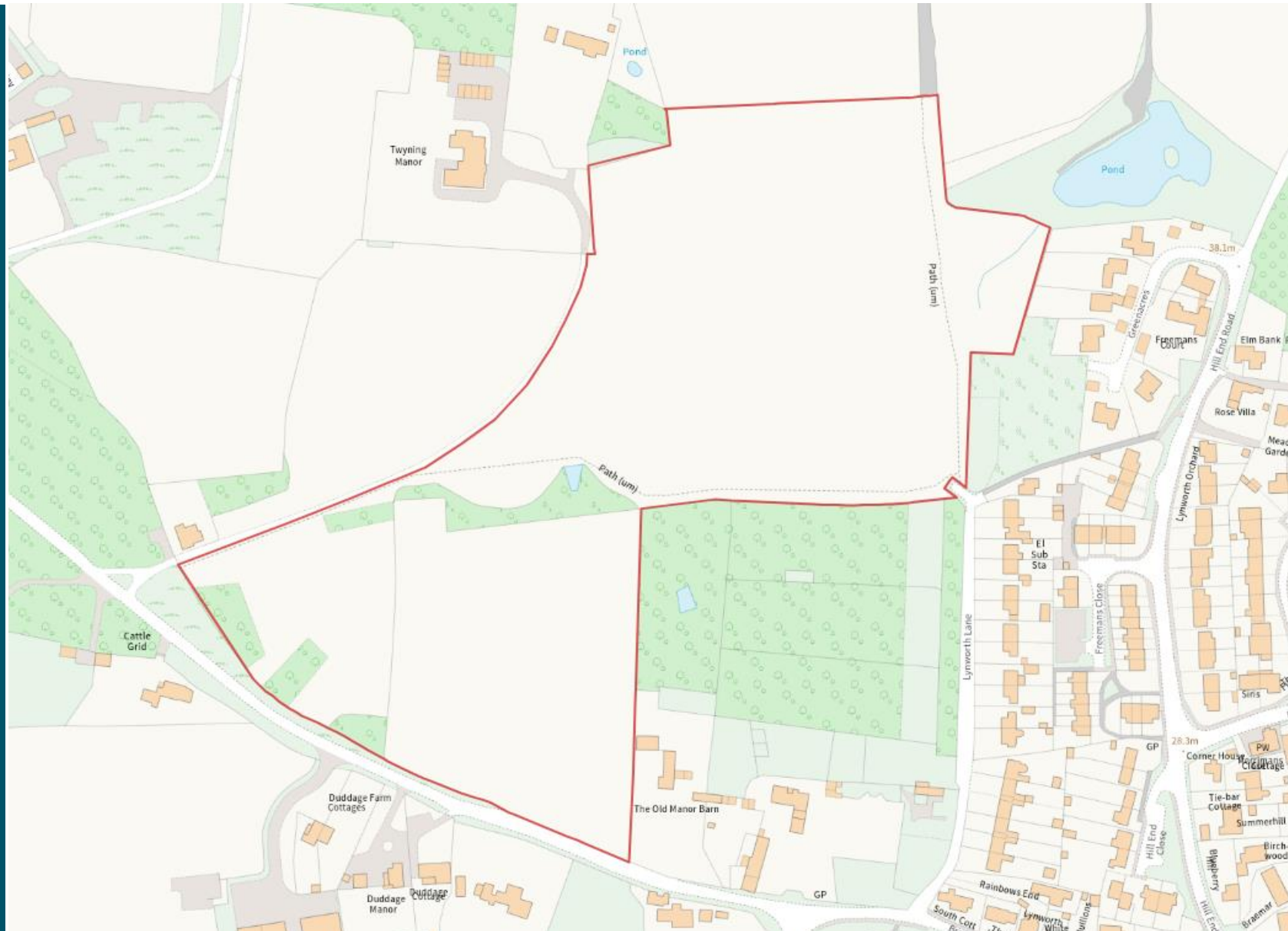
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## Gloucester office:

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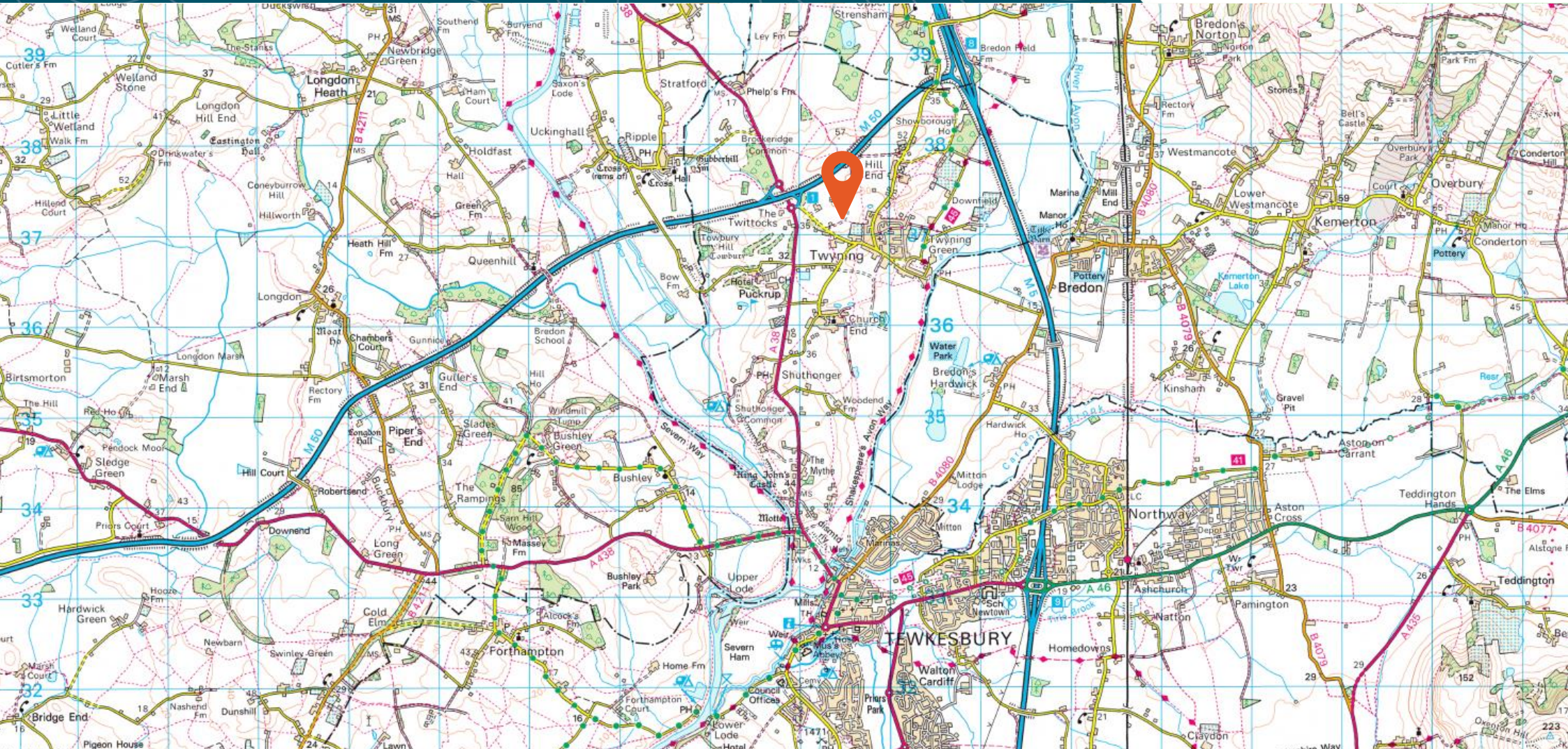
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