

STRATEGIC LAND

Land to the west of Green's Close, Great Rissington, Glos – approx. 5.81 Acres (2.35 Ha)



Plan is for indicative purposes only



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LOCATION (GL54 2LJ)

The site is located in the Cotswolds village of Great Rissington, lying some 3 miles south east of Bourton-on-the-Water, 14 miles north west of Witney, 17 miles north east of Cirencester and 19 miles west of Cheltenham. The village benefits from a number of local services and facilities, including The Lamb Inn, The Rissington Primary School, Great Rissington Cricket Club and St John the Baptist Church. In terms of accessibility, two bus stops are located outside Green's Close which provide services to nearby settlements nearby of Bourton-on-the-Water and Upper Rissington as well as Kingham Rail Station.

What 3Words - [///audible.couriers.northward](#) - [Direct Link](#)

DESCRIPTION

The site extends to approximately 5.81 acres (2.35 ha) and comprises a parcel of grassland/scrubland with a garage, dilapidated barn and undeveloped mobile/park home. There are areas of hardstanding on the most level part of the site, however as the site falls away to the north and south, it is predominantly grassland/scrubland. The site is bordered on three sides by residential dwellings and/or their curtilages and to the west is open countryside.

Access to the site is currently provided via two separate entrances (which are linked via the driveway through the site); one of which is an entrance through an existing housing estate on Green's Close and the other is via a tarmac track which runs westwards from Rectory Lane along the northern boundary of Leasow House.

According to the Environment Agency's Flood Map for Planning, the site is located within Flood Zone 1, the lowest probability of flooding. We are informed that the land does not have any history of flooding.

PLANNING

The site is located within the planning jurisdiction of Cotswold District Council. Planning policy is covered by the Local Plan 2011 to 2031 which was adopted on the 3rd August 2018. It is currently under review and is at Regulation 18 stage whereby they have been consulting on draft policies and development strategy options.

On the basis that Cotswold District Council has not reached an advanced stage in preparing its Local Plan (only at Reg 18 stage), the Council will likely need to revisit its approach to the allocation of housing sites. Following these amendments, it is understood that the Cotswold District local housing need under the new standard method is to increase to 1,036 per annum from 504 per annum (a net increase of 532 per annum over the plan period), therefore they will need to plan for the higher requirement and find suitable sites for development. It is currently estimated that the current housing land supply is likely to be 1.8 years to 1.9 years.

Strategic Housing Land Availability Assessments

It is understood that the site (ref: Land at Field View, Green's Close, R180) has previously been assessed in the 2021 Strategic Housing Land Availability Assessment and was discounted, however the assessment does not appear to have been published.

Designations

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

The site falls outside, but adjacent to the Great Rissington Conservation Area.

SERVICES

It is understood that the site benefits from connection to mains services (water and electric), however parties should make and rely on their own enquiries in respect of the availability of capacity and connection costs of all services and utilities.

LEGAL INFORMATION

The site is registered under the Freehold Title GR100508.

VAT

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

TERMS

The site is available for promotion via an Option, Promotion or Conditional Contract and parties are invited to submit terms as follows:

- Type of agreement (Option/Promotion/Conditional Contract).
- Percentage - discount/share of proceeds
- Premium payment(s)/Deposit to landowners
- Term (s) of agreement/Longstop
- Any deductible costs and cost caps
- Minimum price per gross acre
- Planning & access strategy
- Confirmation of payment of landowners' professional fees (including agent & legal)

Alternatively, the landowner may consider offers on a Freehold (+ Uplift) basis.

Offers should be sent to Bruton Knowles via email to Jack Mouldsdale: jack.mouldsdale@brutonknowles.co.uk

VIEWINGS

The site can be viewed from the gateway off Green's Close. On-site viewings are strictly by prior appointment only with Bruton Knowles.

SUBJECT TO CONTRACT – AUGUST 2025

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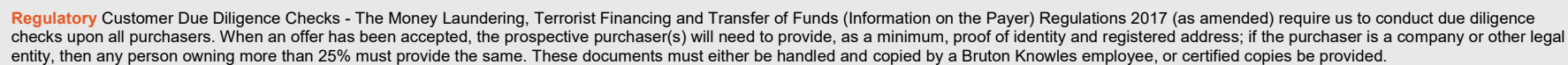


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