PHASE 3: ‘Perrybrook’
Brockworth, Gloucestershire  GL3 4QU

• Outline planning permission for 225 dwellings
PHASE 3: ‘Perrybrook’, Brockworth, Gloucestershire GL3 4QU

LOCATION
(Sat Nav: GL3 4QY)
Phase 3 of the Perrybrook development is situated on the eastern edge of Gloucester, adjacent to the A417 and the historic Brockworth Court. The site is some 4.5 miles to the east of the City centre, and is also only 5 miles to the south of central Cheltenham.

The Perrybrook development is a 1,500 dwelling urban extension to the northern edge of the Gloucester village of Brockworth. The large village has an estimated population of 7,386 (2011 census), along with multiple employment sites (including the Gloucester Business Park, with occupiers such as Tesco Express, BAE Systems, Direct Wines, Ageas insurance and Virgin Active), a secondary school (Millbrook Academy), 3 no. primary schools and various retail and leisure offerings, to include a Tesco Extra superstore, post offices and gyms.

The village sits below the famous Coopers Hill, the location of the world renowned annual ‘cheese rolling’ event. The Perrybrook development is named after the Perry pear orchards and the Horsbere Brook found on the site.

The A46 and A417 provide direct links into Gloucester, Cheltenham, Cirencester and Stroud, as well as to the M5 (junction 11A – 0.5 miles).

DESCRIPTION
The Phase 3 land currently comprises 30.59 acres farmland, centrally plateaued, and sloping gently down hill to both the south and north, towards Horsebere Brook and the A417 respectively. The net developable area is estimated at 16.03 acres.

It is masterplanned for 225 dwellings and the Primary School. It will be accessed off Brockworth Road - a rural lane connecting the villages of Brockworth and Churchdown. It lies adjacent to Brockworth Court and Priors Tithe Barn, which acts as a popular wedding, arts & craft centre venue.

PLANNING
Phase 3 has been masterplanned to accommodate 225 dwellings, plus the provision of land for a new 1fe primary school, and public open space to include a LEAP and SWALES. Access will be off Brockworth Road.

The developer of the phase will need to construct a new mini-roundabout into the site.

Perrybrook (189 acres approx) is in receipt of an outline planning permission (ref:12/01256/OUT). Initially receiving a resolution to grant permission in August 2014, the site was ‘called in’ by the Secretary of State, who then approved the application in March 2016.

The overall consent provides for 1,500 residential dwellings (including 175 units of extra care), 8.15 acres of B1/B8 employment, A1-A5 community hub, a D1 health facility, a 4.94 acre primary school, and 59.3 acres of formal and informal public open space, to include a sports hub around the existing rugby club and allotments. A quotation for the management of the POS has been prepared in accompany these marketing particulars, to provide detailed information relating to the planning application, planning permission, Section 106 Agreements, Design Code, utilities, site surveys and legal documents.

Some of the planning conditions relate to the whole of the Perrybrook development, and these will be discharged by the Vendors prior to the completion of the sale of Phase 3. These are detailed in the Data Room together with planning conditions relevant to Phase 3.

SECTION 106 AGREEMENT
Perrybrook is subject to Borough and County S.106 Agreements and the purchaser will be required to take responsibility for the following obligations triggered by development on Phase 3:

• Affordable Housing: 62 dwelling onsite provision
• Delivery of services to and transfer of the Primary School area
• Preschool/Primary Education Contribution or provision of school works
• Secondary Education Contribution
• Sustainable Transport Contribution
• Residential Travel Plan/Monitoring/Deposit Contributions
• Recycling/Dog Bin/Signage Contributions
• Layout and commuted sums for POS (incl. LEAP and SWALES)
• Layout of Perry Orchard
• Monitoring Fees

SERVICES/ABNORMALS/INFRASTRUCTURE
Obligations and reports are to be detailed in the Data Room.

END SALES PRICES
End sales price estimates have been received from a local agent active on the live Coopers Edge and Cotswold Chase developments, suggesting £256/sqft – see Data Room.

TENURE
Freehold with vacant possession upon completion.

VAT
The property is elected for VAT.

LEGAL COSTS
An undertaking for £20,000 plus VAT will be required from the purchaser’s solicitors upon agreement of Heads of Terms, to cover the Vendors’ legal costs in the event the purchaser fails to perform.

ADDITIONAL INFORMATION
A Data Room – www.perrybrook-brockworth.com - has been prepared to accompany these marketing particulars, to provide detailed information relating to the planning application, planning permission, Section 106 Agreements, Design Code, utilities, site surveys and legal documents.

VIEWING
It is recommended that parties park at the field gateway located north of Brockworth Court and follow the public footpath across the centre of the site.
TERMS

Offers are invited by way of Informal Tender for Phase 3, Perrybrook.

Tenders should be submitted by email in accordance with the ‘Financial Proposal Form’ contained in the Data Room, and be received by both Bruton Knowles and Carter Jonas prior to Noon on Friday 20th January 2017.

Offers should be subject to contract only, and bidders should take into account the following:

• 225 dwelling development
• 62 dwellings/affordable housing provision
  (32 intermediate: 30 rented)
• Various ‘global’ pre-commencement conditions discharged by Vendor
• Purchaser responsibility for Section 106 contributions triggered by Phase 3 (as specified in Data Room)
• Purchaser to carry out necessary highway/infrastructure works (as specified in Data Room)
• Purchaser to provide services/road to edge of proposed Primary School and either undertake Primary School Works or pay Pre-school/Primary Education Contribution

Notice: These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee or partner of Bruton Knowles has authority to make or give any representation or warranty in relation to the property.