

# RESIDENTIAL DEVELOPMENT LAND

## Land North West of Cam

Box Road, Cam, Dursley, GL11 5DH

Outline Planning Permission for 90 Dwellings within 9.04 Acres (3.66 Hectares)



On behalf of





# Land North West of Box Road, Cam, Dursley, GL11 5DH

## LOCATION

The site is located near to the village of Cam and town of Dursley. Transport links include the nearby Cam and Dursley railway station which provides services to Birmingham and Bristol. There are three bus stops located within 250m of the site providing links to Cheltenham, Gloucester, Bristol, Dursley and Stroud. The M5 motorway is located a short distance to the north-west of the site, with Junctions 13 and 14 accessible via the A38. Services and facilities can be provided for close by at the Lower Cam Centre.

## DESCRIPTION

The application site consists of pasture land bound by established hedgerows and trees to all boundaries. There is existing residential development located off Box Road Avenue to the south west. The site is located within a broadly flat landscape to the north of the Cotswolds AONB hills.

- Up to 90 Residential Units
- Greenfield Development Land
- 9.04 Acres (3.66 Hectares)
- Attractive Setting

## PLANNING

**S.17/1366/OUT** – Resolution to Grant Outline permission for up to 90 residential dwellings with public open space, landscaping, Sustainable drainage system (SuDs), additional parking facilities for Cam and Dursley Railway Station and vehicular access point from Box Road. All matters to be reserved with the exception of the main site access. Land North West Of Box Road Cam Gloucestershire. The local authority is Stroud District Council.

The land to the north is subject to a planning application for 41 dwellings with Newland Homes (Ref: S.18/0044/FUL). Land to the west of the subject site has consent for 36 dwellings (S.17/0964/OUT).

## PROPOSED SCHEME

Providing up to 90 dwellings the scheme will offer 2-5 bedroom dwellings together with public open spaces and landscaped areas. The northern corner of the site will provide for an attenuation basin.

## SECTION 106 SUMMARY

A unilateral undertaking confirms contributions including:

- 30% Affordable Housing. (27 Affordable Housing Units based on a total of 90 Dwellings). 14 of the Units as Affordable Rent and the remaining 13 as Shared Ownership.
- CIL April 18 - £80/sq.m for Private Units.
- Provision of surfaced car park
- Locally Equipped Area of Play

Please refer to the Data Room for further information.

## SERVICES / ABNORMALS

Power lines currently transverse the site and notice has been served on Western Power Distribution for the undergrounding of these at no cost to the developer.

We note the following connection quotes:

- Electricity Connection Quote £86,860. Please see letter from WPD quoting nil diversion cost.
- Gas Connection Quote £19,539
- Severn Trent Water Quote £9,000.77

It is envisaged that the scheme will require a foul drainage pumping station which will discharge to the mains sewer in the public highway.

Surface water drainage will discharge to the River Cam via third party land. There are 3 options for this solution to include: gravity only, pumped to off-site gravity system and lastly rising main to outfall. Plans can be found in the data room. There is a legal agreement in place for this easement.

## VIEWING & FURTHER INFORMATION

The site can be viewed from the agricultural gateway access point off Box Road. A 'Data Room' has been prepared that provides detailed information on registered provider affordable bids, planning, ground investigations, method of sale, topographical survey, ecology, drainage, drawings and other reports.

Please email [william.matthews@brutonknowles.co.uk](mailto:william.matthews@brutonknowles.co.uk) for further information.

## LEGAL INFORMATION

The site is offered Freehold with Vacant Possession. A legal undertaking of £10,000 Plus VAT for vendors legal costs will be required

## TERMS

The site is offered for Sale by Informal Tender. Tenders should be submitted to Scott Winnard by post or by email on: [scott.winnard@brutonknowles.co.uk](mailto:scott.winnard@brutonknowles.co.uk)

Bids should be in accordance with the 'Financial Proposal Form' contained within the Data Room, and be received by Bruton Knowles prior to **Noon on 9<sup>th</sup> November 2018**.

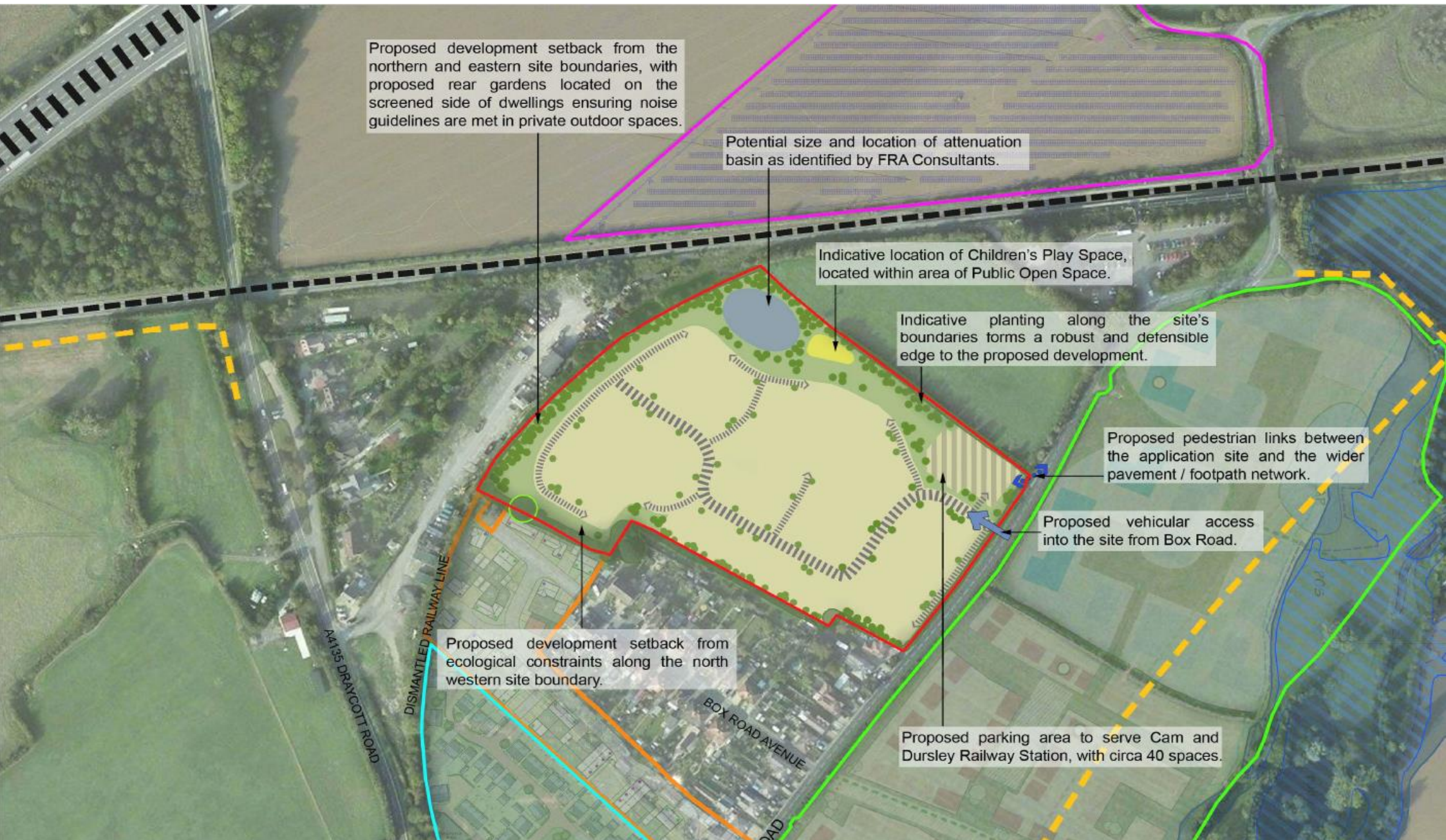
## VAT

VAT will be chargeable on the purchase price.

## SUBJECT TO CONTRACT SEPTEMBER 2018











## CONTACT

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