

Strategic Development Opportunity

BK Bruton Knowles

est.1862

Ashchurch, Gloucester

Land South of A46, Ashchurch, Tewkesbury, GL20 8LR

For Sale – Available in two parcels extending to a total of 322.58 acres (130.54 Ha)



Land south of A46, Ashchurch, Gloucestershire

An opportunity to acquire a major parcel of land south of the A46, Ashchurch, Tewkesbury, with potential as a standalone site for 3000 units.

LOCATION

The land lies south of the A46, at Ashchurch, Tewkesbury, Gloucestershire, opposite the MoD Ashchurch base. Ashchurch railway station is nearby and M5 J.9 is 1 mile away.

Tewkesbury – 3.4 miles
Cheltenham – 8.5 miles

DESCRIPTION

The land comprises both pasture and arable land. A field is let to a local football club, off Pamington Lane.

The land is available in two lots or as a whole.

Lot 1 – Strategic land and sports pitches of approximately 124.71 acres

Lot 2 – Strategic land of approximately 197.87 acres

Total acreage of approximately 322.58 acres.

ENVIRONMENTAL STEWARDSHIP

The farm is entered into a Countryside Stewardship Scheme. Vendor can continue with annual obligations, if required.

BASIC PAYMENTS SCHEME (BPS)

BPS Entitlements are available via separate negotiation.

LOCAL PLANNING AUTHORITY

The local authority is Tewkesbury Borough Council.
Planning Policy Manager – Matthew Barker
Tel. 01684 272 089

For further information on status, please refer to the JCS website link provided in the 'Data Room'.

PLANNING

The draft allocation is currently out for consultation. The Tewkesbury Area Draft Concept Masterplan Report, prepared by the local authority, identifies Lot 1 for residential development.

The 'Data Room' includes –

- The Tewkesbury area draft concept masterplan
- Joint core strategy review
- Planning representations made

In brief, Ashchurch is seen as a significant area of growth for 8010 units and 120Ha of employment land. Garden village status support is proposed by the Local Planning Authority. Masterplanning and delivery is proposed as the next step by the local authority.

Homes England are involved and have recently purchased land around the MoD site.

It is considered that the land could be brought forward earlier, especially as there are doubts over the delivery of the MoD site. The development area could be expanded eastwards into lot 3, to include land required for a link road, which might be routed further south than is indicated.

Alternatively the site could be promoted as a standalone site for 3000 units.

Growth at Ashchurch is strongly supported by the local authority. This is important to their emerging local plan. Their current 5 year supply is considered to be only 3.66 years.

COSTS

A legal undertaking of £10,000 + VAT will be required by the purchaser.

METHOD OF SALE

The land is offered for sale by Informal Tender. Unconditional bids, with fixed price coverage, subject to planning only, are invited per gross acre.

Bids should be in accordance with the financial proposal form contained within the 'Data Room'.

Tenders should be submitted to Scott Winnard by post or email – Scott.Winnard@brutonknowles.co.uk, by **28th February 2019**.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

There are various rights of way which affect the property. The sale is subject to all rights of way, water, light, drainage and other easements, quasi – easements and wayleaves and all other like rights, whether mentioned in these particulars or not.

VAT

VAT will not be chargeable on the purchase price.

TENURE

The site is offered Freehold. The vendors request to farm the land, until planning is obtained. Terms to be agreed.

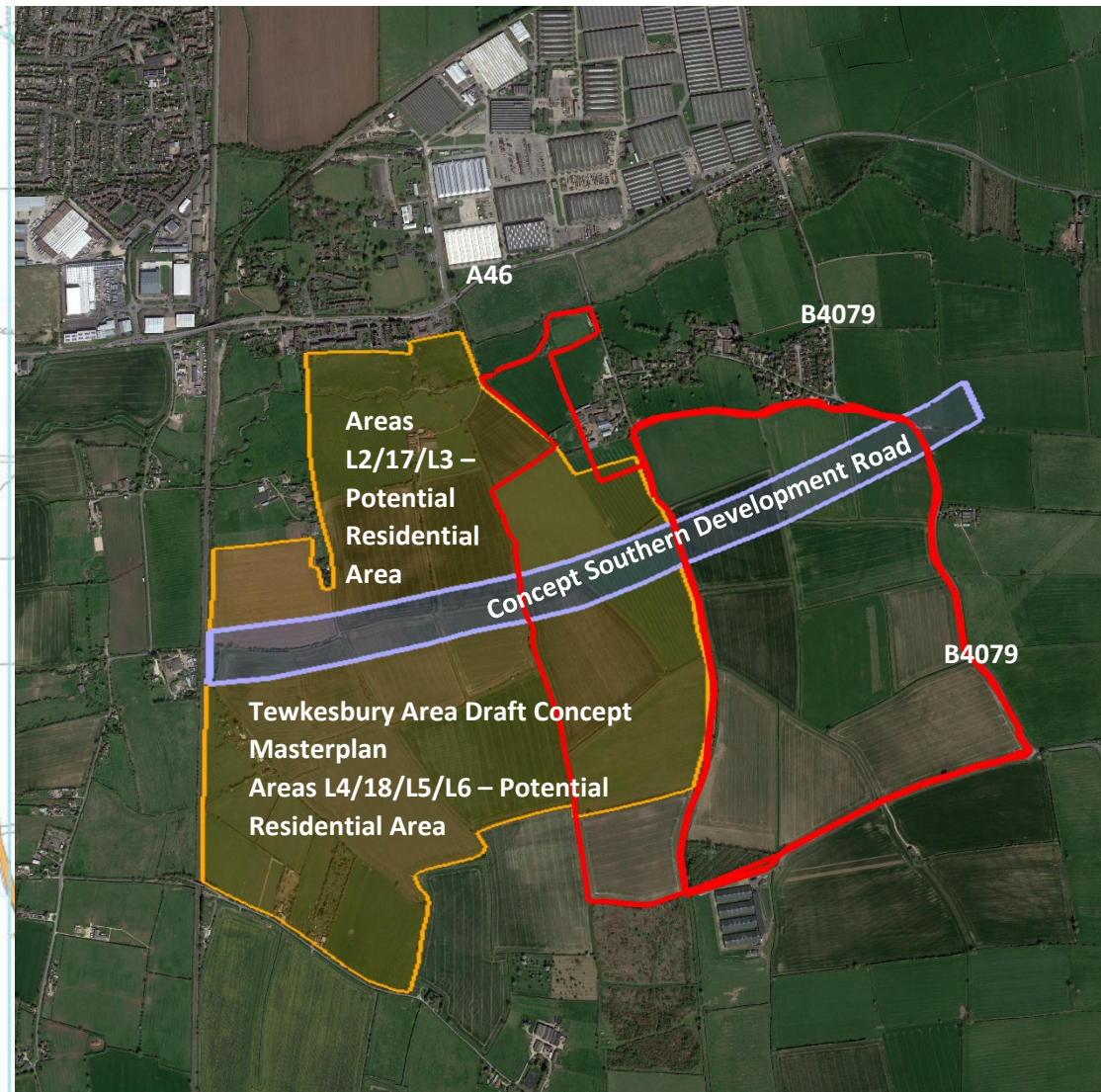
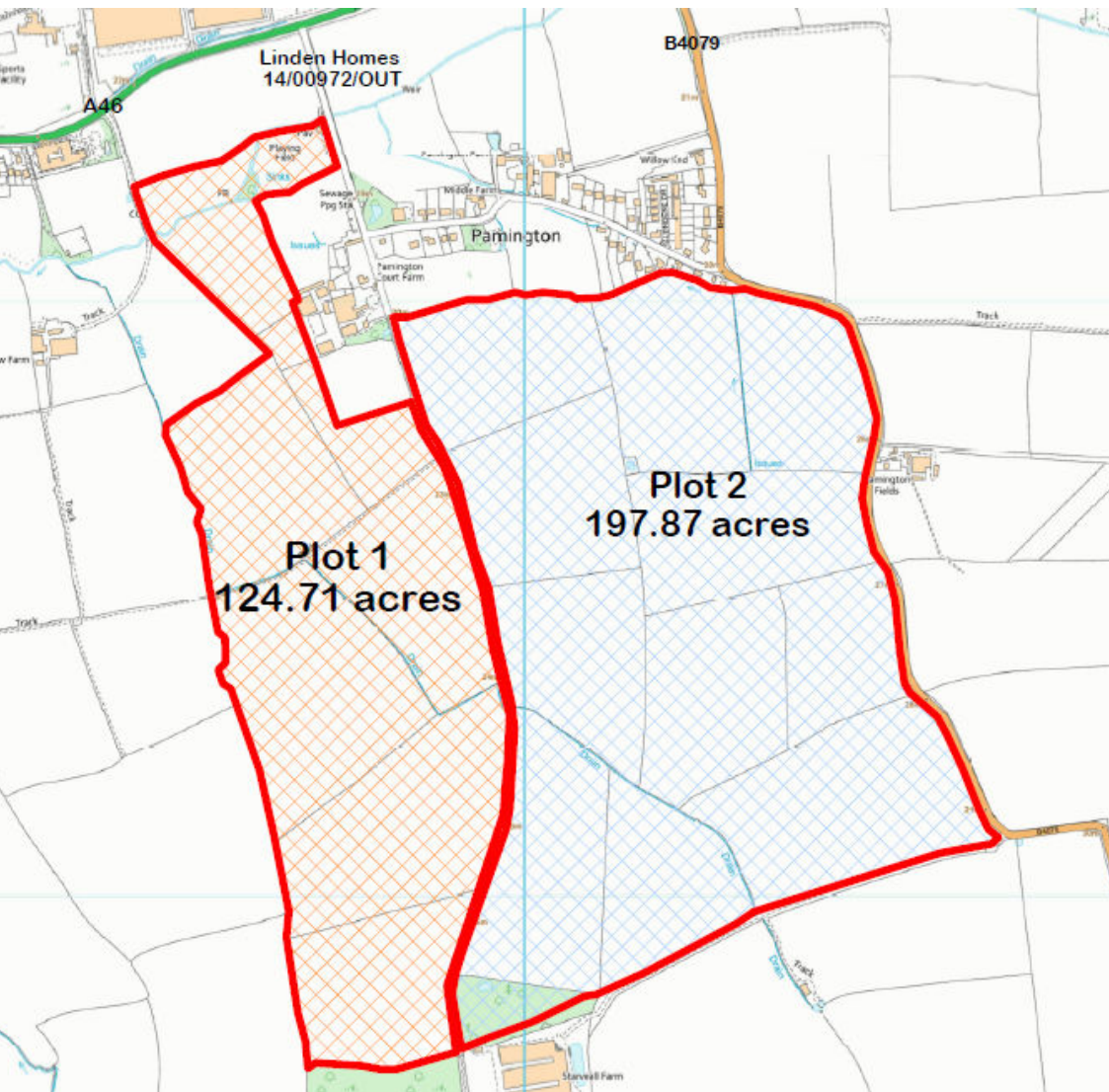
VIEWING & FURTHER INFORMATION

From M5 J.9, head along the A46, turn down Pamington lane (Opposite the MoD site) signposted to Pamington. The land is adjacent as shown on the plan.

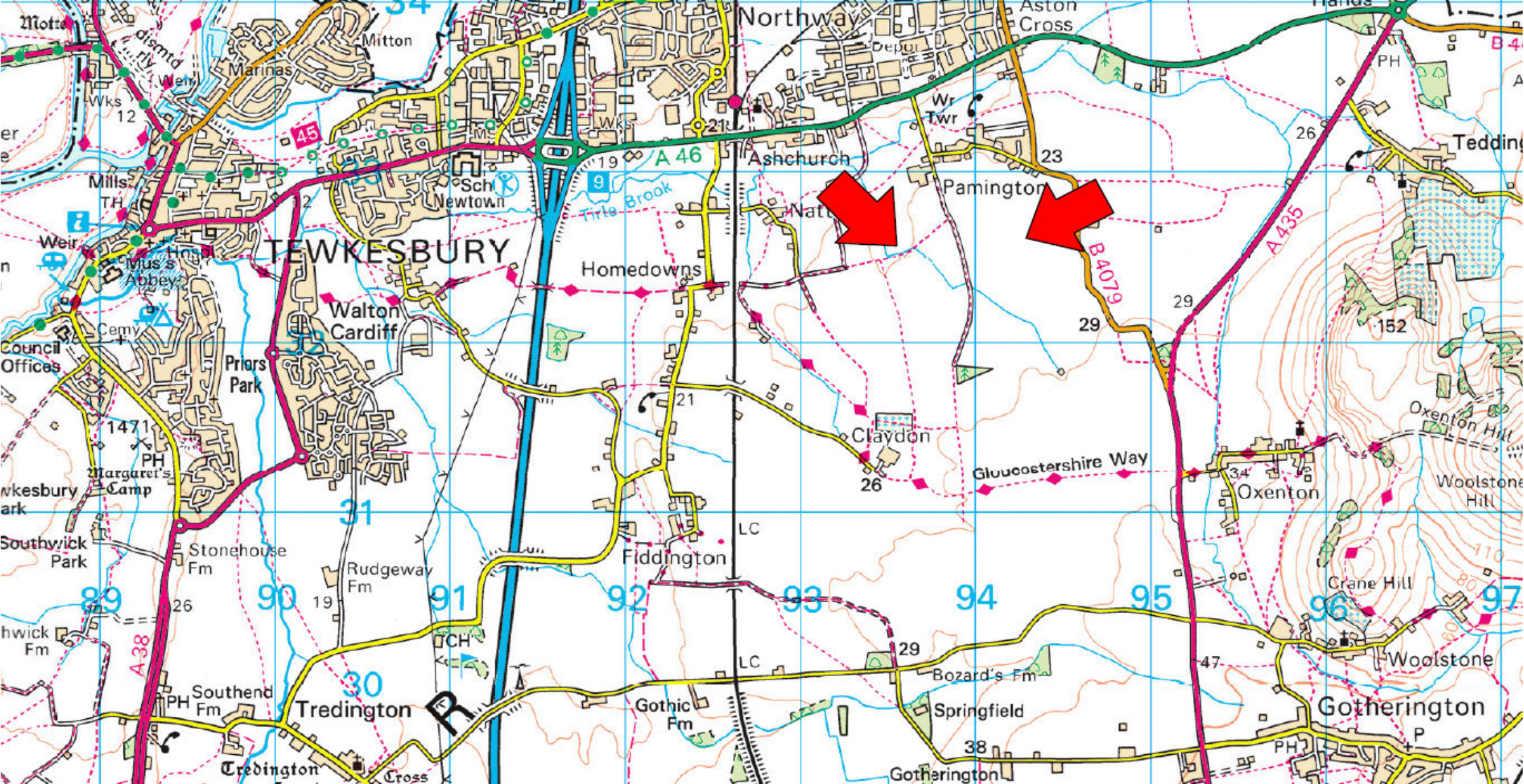
You may park in the farmyard at Pamington Court Farm and walk the land, upon request to the agent.

A 'Data Room' has been prepared. Please email william.matthews@brutonknowles.co.uk for information.

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- Total acreage approx. 322.58 acres (130.54 Ha)
- Available in two separate lots or as a whole
- Within the Tewkesbury draft allocation (Phases 3 & 4)



CONTACT

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