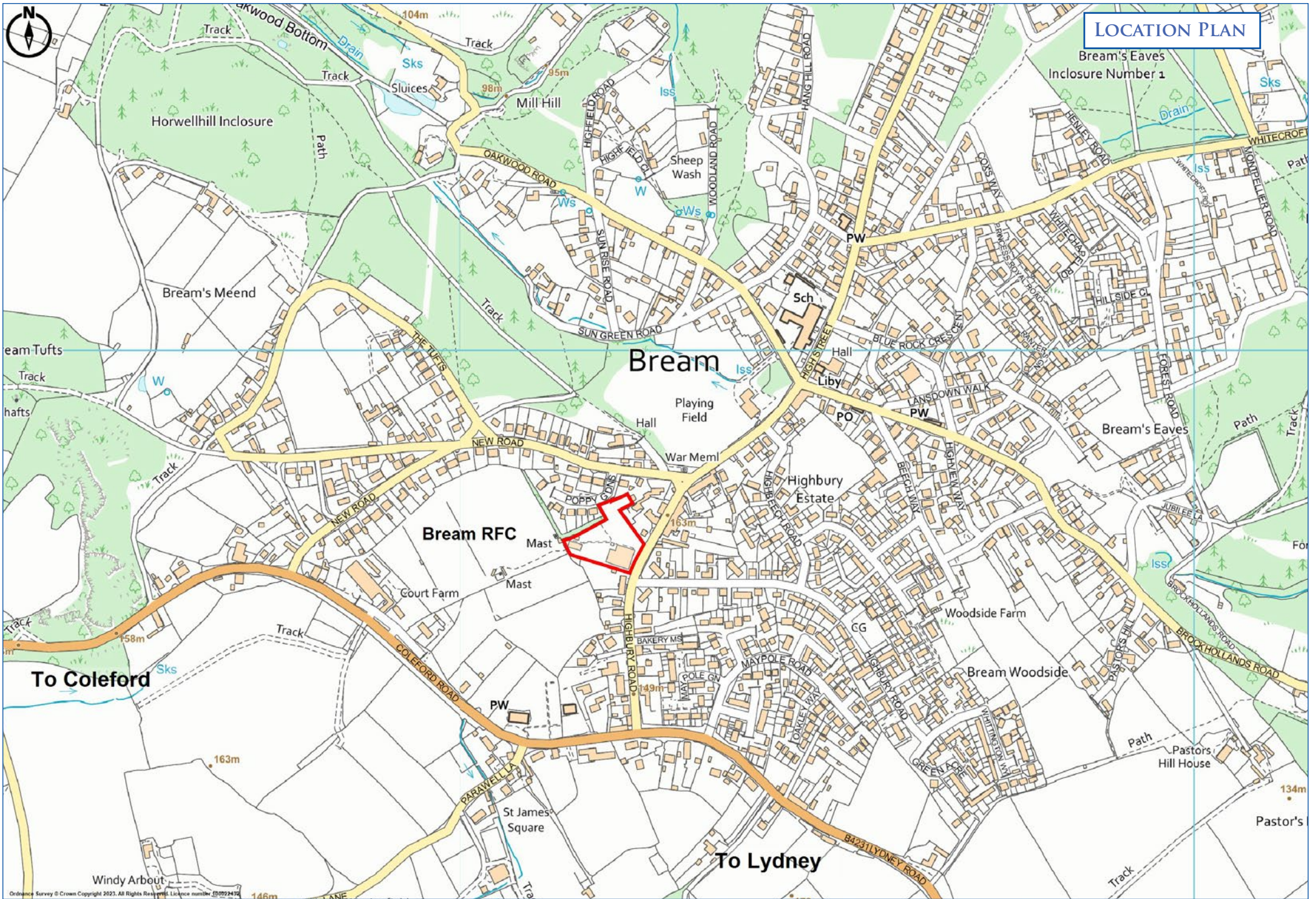




BREAM RFC DEVELOPMENT SITE

HIGH STREET | BREAM | LYDNEY | GLOUCESTERSHIRE





LOCATION PLAN

Bream's Eaves
Inclosure Number 1

Bream

Bream RFC

To Coleford

To Lydney

Windy About

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BREAM RFC DEVELOPMENT SITE

HIGH STREET | BREAM | LYDNEY | GLOUCESTERSHIRE | GL15 6JE

THE FORMER CLUBHOUSE, CHANGING ROOMS & CAR PARK OF BREAM RFC OFFERS AN EXCITING RESIDENTIAL DEVELOPMENT OPPORTUNITY AND PROPOSALS ARE INVITED FROM DEVELOPERS FOR A SUBJECT TO PLANNING CONDITIONAL SALE

Bream RFC Development Site is located within the beautiful Forest of Dean Village of Bream, and conveniently situated directly off the High Street in the heart of the community.

With exciting proposals to develop a new Clubhouse which will include community social facilities, upon adjacent land owned by the Rugby Club, alongside the existing Club pitches, the former Clubhouse & Carpark site is now offered for sale for redevelopment.

Powells are instructed to invite offers from developers for the sale of the site on a conditional 'Subject to Planning' basis.

- Superb location within the vibrant Forest of Dean Village of Bream •
 - Bream benefits from strong community facilities & amenities •
- Excellent connectivity direct from Bream Village to the urban centres of Lydney, Coleford & Gloucester •
 - Very conveniently situated site in the centre of Bream with direct access from the High Street •
- Prime development opportunity for redevelopment of the site for a new residential scheme •
- Site currently Allocated for redevelopment within the Forest of Dean Local Plan – Reference AP82 •
- Planning consent granted previously on part of the site for 8 semi-detached dwellings •
- Development site area – approximately 0.67 hectare (1.65 acres) •
- Offered for Sale on a Conditional Subject to Planning Contract •

Lydney 3.3 miles • Coleford 4 miles • Monmouth 10 miles
Chepstow 10.5 miles • Gloucester 23 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.



SITE INFORMATION

Site Clearance: The successful developer will be responsible for demolishing the existing Clubhouse & structures on the site and undertaking the site clearance post completion of a sale.

Site Investigations: No site investigations have been commissioned by Bream RFC. Consent will be provided under licence for any site investigation surveys required as part of any planning application preparation.

Services: Mains Water & drainage and electricity have been connected to the former Clubhouse building. All interested parties should satisfy themselves to the availability and connection costs for all mains services & utilities to the site and rely upon their own enquiries.

Retained Access: Bream RFC are to retain the benefit of a right of vehicular access, at all times and for all purposes, to their retained land for accessing the new Clubhouse site & parking and existing rugby pitches. The access specification is to be agreed with the successful developer and to be constructed by the developer when the site is developed out.

Wayleaves & Easements & Rights of Way: Bream RFC will retain the right for all appropriate wayleaves & easements required for the connection of services & utilities to serve their retained land. The supply and connection of any required services & utilities to the retained land when the development site is being built out will be discussed with the successful developer to prevent any future interruption for the connection of utilities.

It is understood a mains combined use pressured sewer pipe crosses through the site which the successful developer will need to accommodate within their development site masterplan layout. Further information on the route of the combined use sewer pipeline can be provided by the selling agents. The site developer is to make, and rely upon, their own enquiries regarding producing development proposals so they are compatible with the pipeline easement, direct with Severn Trent Water.

Ransom Strip: Bream RFC will retain a 0.50m ransom strip from the edge of the existing Title ownership along the southern boundary between the High Street and their retained land. The Club are open to discussions around a commercial arrangement with the successful developer in respect of any development proposition that arises in the future of the land to the south.



INVITATION OF OFFERS – SUBJECT TO PLANNING

Bream RFC Development Site is available For Sale with conditional offers subject to planning consent invited for the site.

The proposed Conditional Subject to Planning Contract is proposed for a Contract Period of 18 months with a 6-month Extension Period if awaiting determination of a planning application/appeal.

A non-refundable, yet deductible from the agreed Sale Price, Deposit of £20,000 will be required to be paid upon the exchange of conditional subject to planning contract. This for covering the professional & legal fees incurred by Bream RFC.

All offers submitted will be Subject to Contract. The selected developer will be required to enter into the Conditional Subject to Planning Sale Contract within six weeks of Solicitors being instructed.

In preparing an offer for the acquisition of the freehold site, subject to planning consent, all parties are to include the following information;

- Company name of the Developer and details of the legal entity proposing to purchase the site;
- Outline of company planning & development experience;
- Confirmation of 18-month Contract Period and 6 month Extension Period (if required);
- Confirmation of Contract conditional only upon securing planning consent only;
- Confirmation of a non-refundable, yet deductible, Deposit of £20,000 is payable upon Exchange of Contracts;
- Acknowledgement that all design proposals will include the retained access to Bream RFC site and this access will be developed out;
- Proposed Purchase Price upon completion (fixed price offers invited);
- Completion to take place within eight weeks of the date of planning consent being granted;
- Confirmation that full funds are in place for completion of a sale (no deferred payments will be considered)

FURTHER INFORMATION

VAT: The VAT position is to be confirmed.

Local Planning Authority: Forest of Dean Council. Telephone: 01594 810000.

Viewings: At any time during daylight hours with a copy of the brochure, access is available from the High Street with parking in the existing car park. No access is to be taken to the buildings or structures on site unless accompanied. All applicants are to exercise due care and attention when conducting a site walk over.

Agent Contact: For further information please contact David Powell BSc (Hons) MSc MRICS FAAV on 01600 714140 or email enquiries@powellsrural.co.uk



Powells

Singleton Court Business Park

Monmouth

NP25 5JA

T 01600 714140

E enquiries@powellsrural.co.uk

W www.powellsrural.co.uk

IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Photographs October 2023.