



# LAND, BUILDING AND BUILDING PLOT ADJACENT TO MAIN ROAD

MAIN ROAD | MINSTERWORTH | GLOUCESTERSHIRE

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LAND, BUILDING AND BUILDING PLOT ADJACENT TO MAIN ROAD OFFERS A PREMIUM 41.89 ACRE SMALLHOLDING AND DEVELOPMENT PACKAGE WITH BUILDING PLOT, AN EXTENSIVE COMPARTMENT OF AGRICULTURAL LAND AND FOUR BAY PORTAL FRAMED AGRICULTURAL BUILDING, WITH DIRECT ACCESS FROM MAIN ROAD A48

*Land, Building and Building Plot Adjacent to Main Road forms an excellent opportunity for the potential residential development of the plot providing a residence with extensive land holding with agricultural building at Minsterworth which is a vibrant Gloucestershire village 4.8 miles west of the City of Gloucester. This property has potential to provide an excellent opportunity for purchasers to acquire ringfenced land holding with development, agricultural, rural enterprise and investment appeal in a popular semirural location.*

- Superb location adjacent to the A48 close to the City of Gloucester •
  - Excellent accessibility from the A48 to the A40 and A417 •
- Prime Residential Development, Agricultural and Investment Opportunity •
  - Subject to a development clawback overage provision •
- Approved extant outline planning consent for a single storey dwelling •
  - Recently consented Planning in Principle to replace the existing consent with two full market dwellings •
- Four extensive field enclosures with mains water connected, capable of supporting an arable or livestock enterprise •
- Four bay timber portal framed general purpose agricultural building which could be used for a range of possible uses subject to obtaining the necessary planning consents •
- Extending in total to approximately 41.89 acres (16.95 hectares) •

Highnam 1.5 miles • Gloucester 4.8 miles • Hartpury 7.2 miles  
Cheltenham 12 miles • Ross-on-Wye 15.4 miles • Monmouth 21.5 miles  
Bristol 38.6 miles • London 107 miles

Gloucester Railway Station 4.7 miles • Bristol Parkway Railway Station 34 miles  
Bristol Airport 48.3 miles • Heathrow Airport 95.7 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.



## LOCATION & SITUATION

Land, Building and Building Plot Adjacent to Main Road is well positioned on the northern side of the A48, within the village of Minsterworth, a busy Gloucestershire settlement located close to the River Severn and the Forest of Dean with sound connectivity to the City of Gloucester and the road networks of the A48, A40, A417, M50 and M5 motorway.

The city of Gloucester is less than five miles to the east and boasts excellent employment opportunities, private, grammar and state schools and the University of Gloucester. It is also home to Gloucester Rugby Club who play in the Premiership Rugby, England's top division of rugby, as well as in European competitions.

Cheltenham is just 12 miles away boasting excellent state, private and grammar schools, an up-market and thriving town centre with regency feel, an extensive range of recreational and leisure facilities/clubs and the Cheltenham racecourse, home of the Cheltenham Festival.

Ross-On-Wye, positioned just 15.4 miles away is a market town known as the gateway to the Wye Valley. It has an abundance of independent shops, supermarkets, both Primary and Secondary schools and leisure activities.

An abundance of tourism and recreational activities exist within the wider Gloucestershire region, especially within the beautiful Cotswolds Area of Outstanding Natural Beauty and historic Forest of Dean.



## THE PLOT

Land, Building and Building Plot at Main Road offers an excellent development opportunity to provide one single storey dwelling on site with the possibility of increasing to two.

The vendors applied for "Outline application for the erection of a single storey dwelling with detached garage & vehicle access from A48 (appearance and landscaping to be reserved for future consideration)" under planning reference 19/00718/OUT which was approved on 6th May 2020. This application has recent Reserved Matter approval and is now extant. The vendors then applied for "Permission in Principle (PIP) for the erection of two residential dwellings" on the same site under planning reference 21/01378/PIP which was approved on 27th June 2023. This permission allows for any purchaser to submit detailed plans to the Council with the principle of development having been approved.

The plot area is shaded in blue on the sale plan and benefits from independent access onto Main Road A48. The development will provide the opportunity for someone to create a family home with the benefit of a ring-fenced farm holding extending to 41.89 acres in a prime location.



## LAND AND BUILDING

Offering a premium smallholding package in an ideal location with an excellent ring fence, the land is accessed via an established track from the south-western corner which provides direct access to the building, a useful general purpose agricultural timber portal framed four bay building with Yorkshire board and plyboard elevations under a tin sheeted roof.

The land is set over four gently sloping to level extensive field enclosures which are all set to pasture capable of being grazed or mown for fodder but could also be utilised for arable production. Mains water is connected with the fields serviced by water troughs. A water course from the north-western boundary of the land provides a useful natural water supply. The land benefits from an additional access gate in the north-eastern corner.

The building plot is positioned within a rectangular paddock on the southern boundary, which also benefits from independent access from Main Road (shaded blue on the plan).

The primary field enclosure will be subject to Development Clawback Overage Provision (shaded in yellow on the plan). The overage area does not include the building plot area (shaded in blue).

The land and building with the potential of a residential dwelling offer any purchaser the rare opportunity to acquire a fantastic Gloucestershire smallholding with potential which could be utilised to support any small-scale livestock, arable or rural enterprise.



## KEY INFORMATION

**Services:** Mains water is connected to the site with electricity close by at Main Road. All interested parties should satisfy themselves to the availability and connection costs for all services & utilities to the site and rely upon their own enquiries.

**Wayleaves, Easements & Rights of Way:** The property is offered with all existing wayleaves, easements and all private and public rights of way and other such rights, whether these are specially referred to in these Particulars or not. A Public Right of Way follows the farm track to the western side of the building and then crosses the land from east to west.

**Sale Method:** The property is available For Sale by Private Treaty. The Vendor and Selling Agents reserve the right to sell the property by any alternative sale method to conclude the sale process.

**Overage Clause:** A development clawback overage provision will be incorporated into the sale contract to capture 30% of the uplift of any future residential development that may come forth for a period of 25 years from the date of sale over the area hatched in yellow on the sale plan.

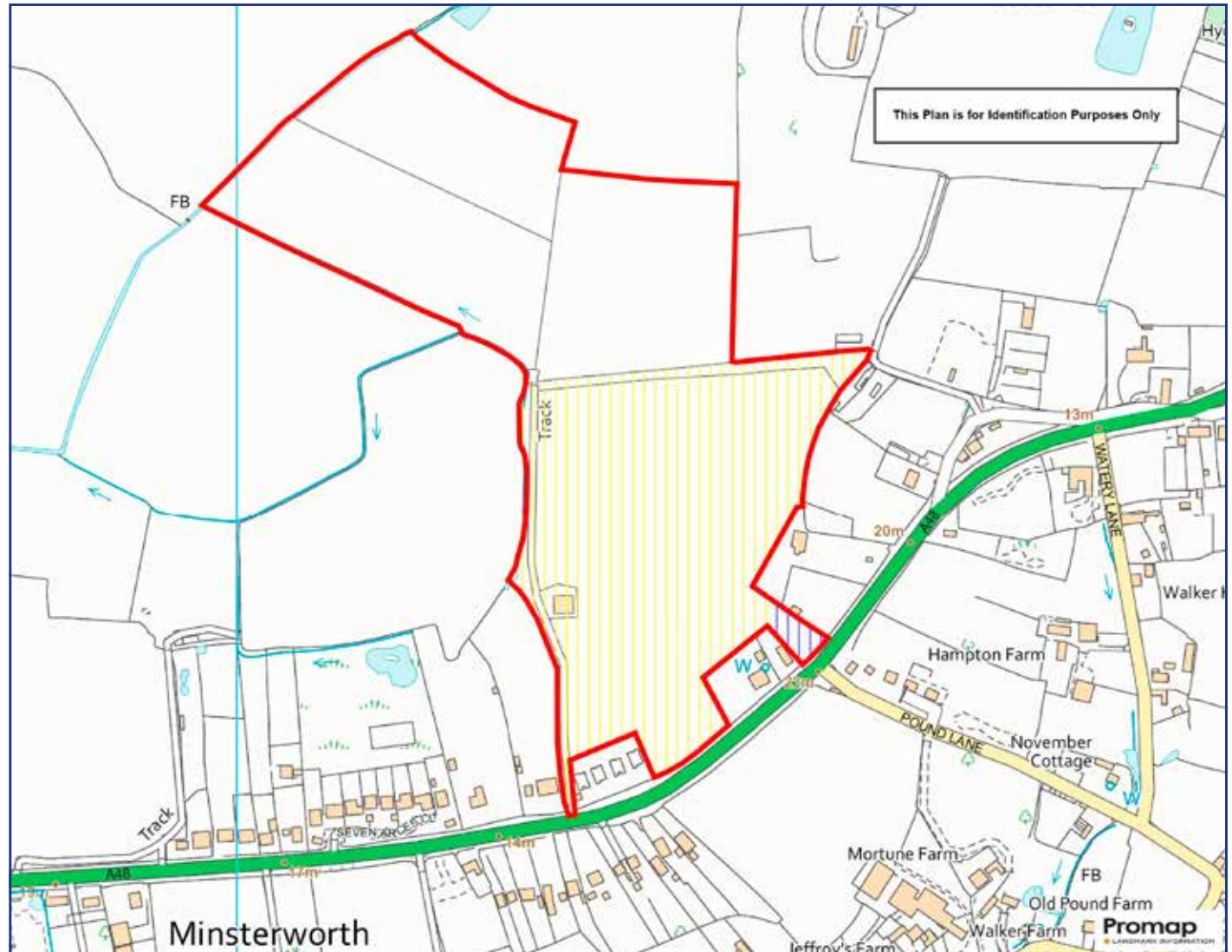
**Local Planning Authority:** Tewkesbury Borough Council: 01684 295010

**Viewings:** Viewing is permitted during daylight hours with a copy of these particulars in hand. No vehicles are permitted onto the site.

**Directions:** From the Over Roundabout proceed west on the A40 in the direction of Minsterworth. Proceed for 1.5 miles then at the Highnam Roundabout take the first exit onto the A48 in the direction of Minsterworth. Proceed for 1.5 miles and the farm entrance will be on your right-hand side.

What 3 Words:  homes.device.kept

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