



SUNSET CLOSE DEVELOPMENT SITE

GLOUCESTER ROAD | HARTPURY | GLOUCESTERSHIRE





PROPOSED SITE PLAN



PROPOSED STREET SCENE



SUNSET CLOSE DEVELOPMENT SITE

GLOUCESTER ROAD | HARTPURY | GLOUCESTERSHIRE | GL19 3BT

SUNSET CLOSE DEVELOPMENT SITE OFFERS AN EXCELLENT RESIDENTIAL DEVELOPMENT OPPORTUNITY COMPRISING OF FULL PLANNING CONSENT FOR THE CONSTRUCTION OF THREE DETACHED FOUR-BEDROOM BUNGALOWS, WITH DIRECT INDEPENDENT ACCESS FROM THE GLOUCESTER ROAD, AND SITUATED WITHIN THE POPULAR SETTLEMENT OF HARTPURY.

The development site forms a natural infill development site within the existing residential development of the village of Hartpury. The location offers easy accessibility & connectivity to Gloucester, Cheltenham, Ledbury and the M50/M5.

- Superb infill development site within premium village of Hartpury •
- Direct independent access from A417 Gloucester Road •
- Easy accessibility to Gloucester / M50 / M5 •
- Planning consent provides for 3 No. four-bedroom detached bungalows •
 - Single attached garages to serve each dwelling •
 - Mains services of water & electricity connected to existing site •
- No affordable Housing Commuted Sum or CIL Contributions payable •
 - S.106 administrative contribution of £16,000 payable for TRO •
 - S.278 highways improvement costs for moving speed limit, signage & highways marking •
- Site Area – approximately 0.60 acre (0.24 hectare) •

Residential Planning Consent comprises;
3 No. Four Bedroom Bungalows @ 123 Sq. m (1,323 Sq. ft) per dwelling
3 No. Single Garages @ 22 Sq. m (236 Sq. ft) per dwelling
(all sizes guide only based on architects confirmed measurements)

Gloucester 5.5 miles • Newent 6.4 miles • M50 (J.2) 6.8 miles
Cheltenham 12 miles • Ross-on-Wye 15.5 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

Hartpury is very well located, being a short travelling distance from the Cathedral City of Gloucester and benefiting from being surrounded by the open rolling landscape of the Severn Vale.

There is a strong residential community, with an extensive range of local facilities and amenities in Hartpury, and the surrounding villages. The village is very well connected to the county cities of Gloucester & Cheltenham, and regional towns of Newent, Ledbury, Tewkesbury and Ross-on-Wye, which are all within easy reach.

Gloucester & Cheltenham are highly regarded for their employment and educational establishments, flanking the M5 connection between the Midlands and the South-West. There are a number of renowned leisure, recreational and historical attractions in the wider Severn Vale & Forest of Dean region, which along with strong employment centres.

Hartpury University & College is located a short distance from the village and is one of the UK's leading specialist education providers in animal, agriculture, business, equine, sport and veterinary nursing. This has assisted with putting Hartpury on the map as a destination. The rural campus site extends to 360 hectares and employs over 650 staff.



HARTPURY



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The site forms a natural infill development, between existing residential dwellings, yet set back from fronting onto the Gloucester Road, on the northern fringe of the village. The development will be served by its own independent access.

The planning permission provides for the construction of 3 No. detached bungalow dwellings, along with a new access from the Gloucester Road. It is anticipated the provision of three bungalows will be highly sought after in the local market once developed out.

Each of the dwellings benefit from private driveway parking and the benefit of an attached single garage. The planning consent provides for the development of;

3 No. Four Bedroom Bungalows @ 123 Sq. m (1,323 Sq. ft) per dwelling

3 No. Single Garages @ 22 Sq. m (236 Sq. ft) per dwelling

(all sizes guide only based on architects confirmed measurements)

PLANNING CONSENT

Full Planning Permission for the 'Creation of new vehicular access and erection of three bungalows' granted under Planning Reference No. PP1160/23/FUL, granted by Forest of Dean District Council.

The approved Site Layout Plan, Proposed Elevation & Floorplans are displayed within this Brochure. For a copy of the Planning Decision Notice please contact Powells or download directly from the Forest of Dean District Council Planning Portal.

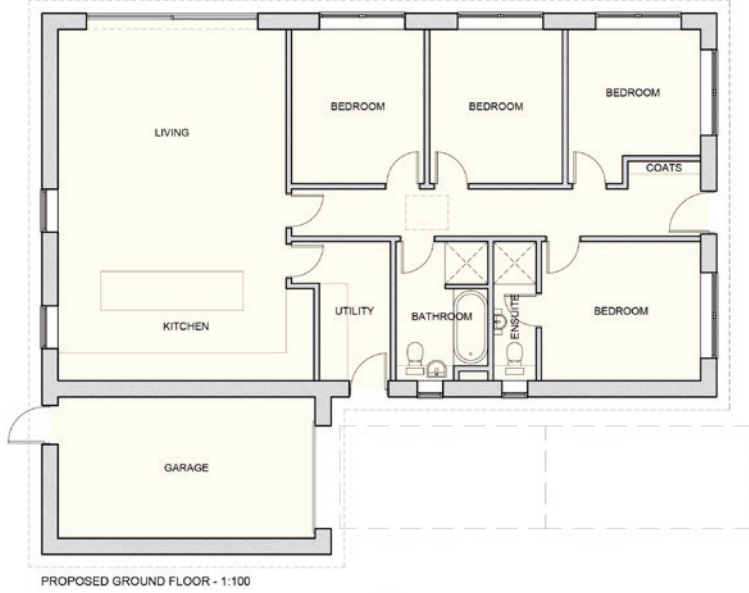
Please note a Section 106 agreement accompanies the planning consent which provides for the developer to apply for a Traffic Regulation Order (TRO) to Gloucestershire County Council highways. This is for moving the existing 30mph speed limit by 40 metres to the north of the existing limit start, as required by the S.106 Agreement. A S.106 payment of £13,000 for administration costs is required to be made as part of the TRO along with a second administration contribution payment of £3,000 for the installation of a 'gateway' sign & feature (planter) emphasising the new start of the 30mph limit.

The construction costs of the gateway feature, vehicle activated road sign and road improvement work will be a development cost to the developer under a S.278 highways application. Please contact the Powells team for a copy of the approved S.106 Agreement, and any further information required.

The developer will be responsible for the removal of the existing outbuildings situated upon the site and erection of all new boundaries to the vendors retained property of Little Orchard.



PROPOSED FLOORPLANS & ELEVATIONS



PLOT 1



PROPOSED SOUTH ELEVATION - 1:100

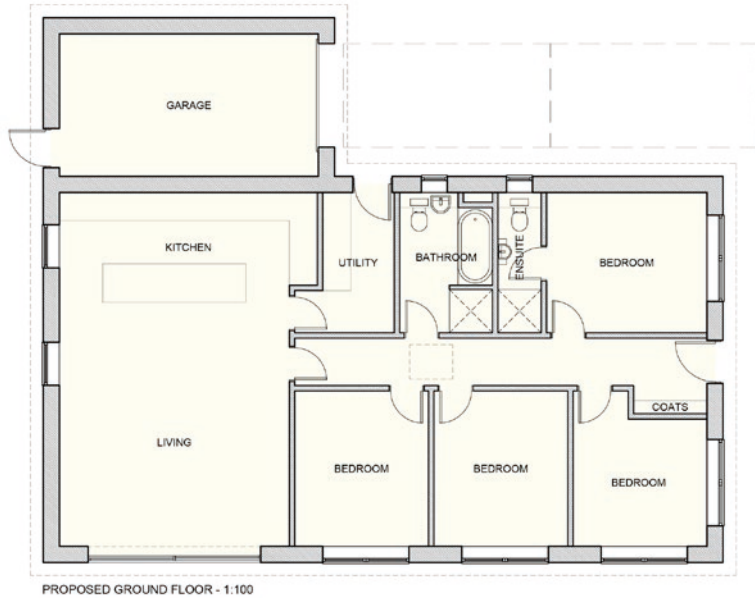
PROPOSED EAST ELEVATION - 1:100



PROPOSED NORTH ELEVATION - 1:100

PROPOSED WEST ELEVATION - 1:100

PLOTS 1



PLOTS 2 & 3



PROPOSED SOUTH ELEVATION - 1:100

PROPOSED EAST ELEVATION - 1:100



PROPOSED NORTH ELEVATION - 1:100

PROPOSED WEST ELEVATION - 1:100

PLOTS 2 & 3

KEY INFORMATION

Plans & Drawings: Please note that the site layout plan, sale plan and marked images within this brochure are indicative for marketing purposes only. A contract plan of the exact freehold area being sold & boundaries has been prepared and is available upon request. This will accompany the Memorandum of Proposed Sale to the successful developer.

Services: There is an existing electricity supply and mains water connection to the development site which are able to be taken over by the purchaser. Any interested parties are to make, and rely upon, their own enquiries in respect of the availability and connection of all services/utilities that will serve the development site.

Wayleaves & Easements: The site is sold subject to any existing Wayleaves & Easements that may exist. An existing lateral foul drainage sewer crosses the site serving existing dwellings and this is to be re-routed as part of the development works.

Sale Method: Sunset Close Development Site is available for sale by private treaty.

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

Viewings: Interested parties are welcome to view the site at any time during daylight hours with a copy of this Brochure. Parking for viewings is able to be accommodated on the left-hand side at Little Orchard, which is a family connected property. For a walkover site visit please contact the selling agents before viewing.

Directions: From Gloucester proceed on A147 towards Hartpury village. Pass through the village of Maisemore and pass the entrance into Hartpury University & College campus to arrive at Hartpury village. After passing the entrance to Corsend Road on the left, the development site can be found between Yew Tree Cottage & Little Orchard.

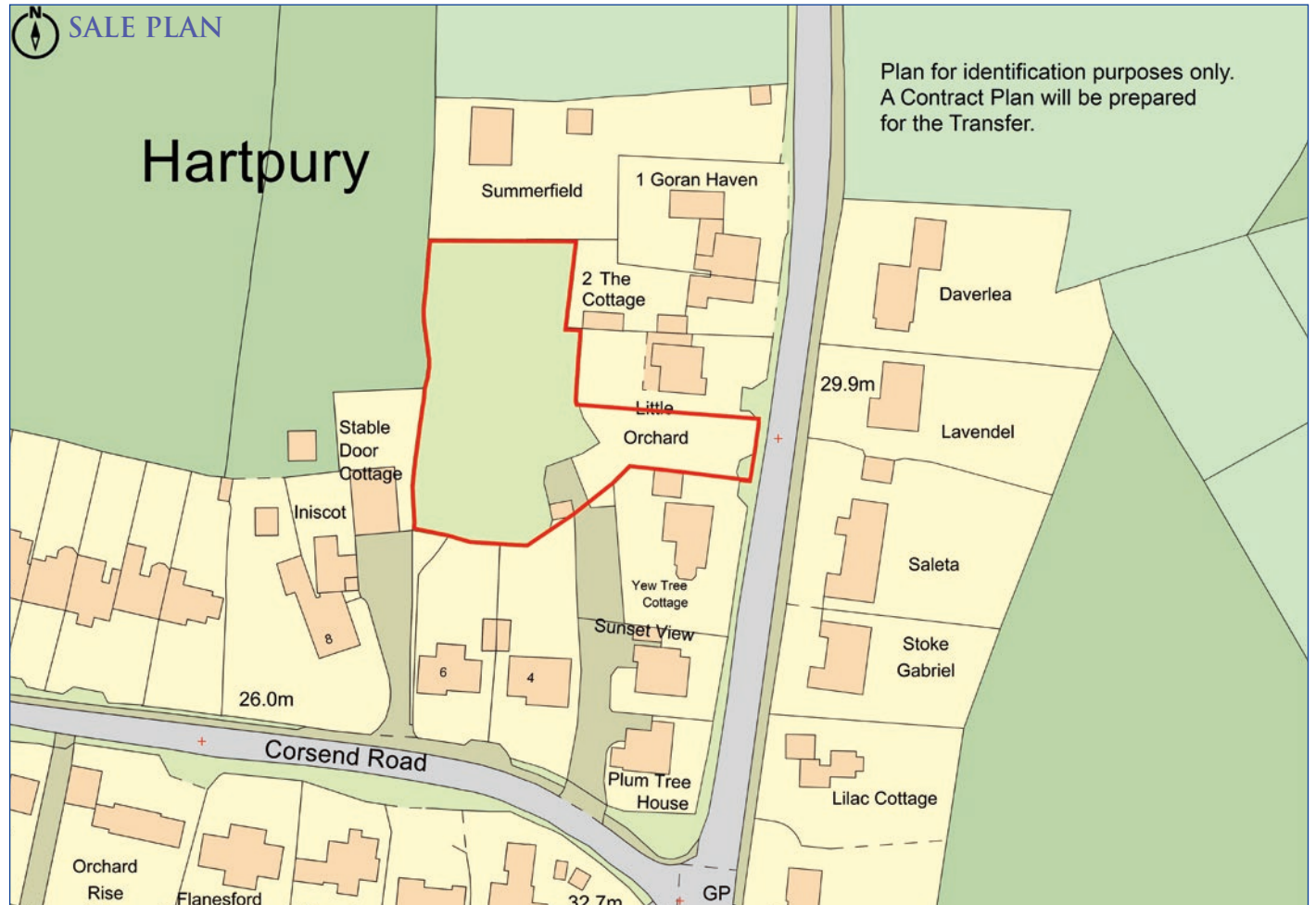
Planning Consent: The planning consent secured upon this development site has been achieved by the Powells Planning & Land Promotion Team.



Telephone 01600 714140

www.powellsrural.co.uk/planning&developmentpromotion

Technical design & architectural work undertaken by TNR Architects.
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