

Site outline for indicative purposes only

FORMER SUNDEALA SITE

MIDDLE MILL, CAM, DURSLEY GL11 5LQ

Opportunity for industrial owner/occupier relocation or for mixed use re-development



PROPERTY HIGHLIGHTS

The former Sundeala site represents an opportunity for an industrial property owner/occupier to relocate their existing business or for an individual/company to re-develop the site for mixed use development (including employment, residential and community uses).

- Total site area of approximately 4.09 hectares (10.12 acres)
- Comprises approximately 6,637 sq m (71,000 sq ft) of existing vacant accommodation
- Allocated in the existing Local Plan for mixed use re-development
- The site is offered for sale Freehold with Vacant Possession
- Offers are invited on an unconditional basis

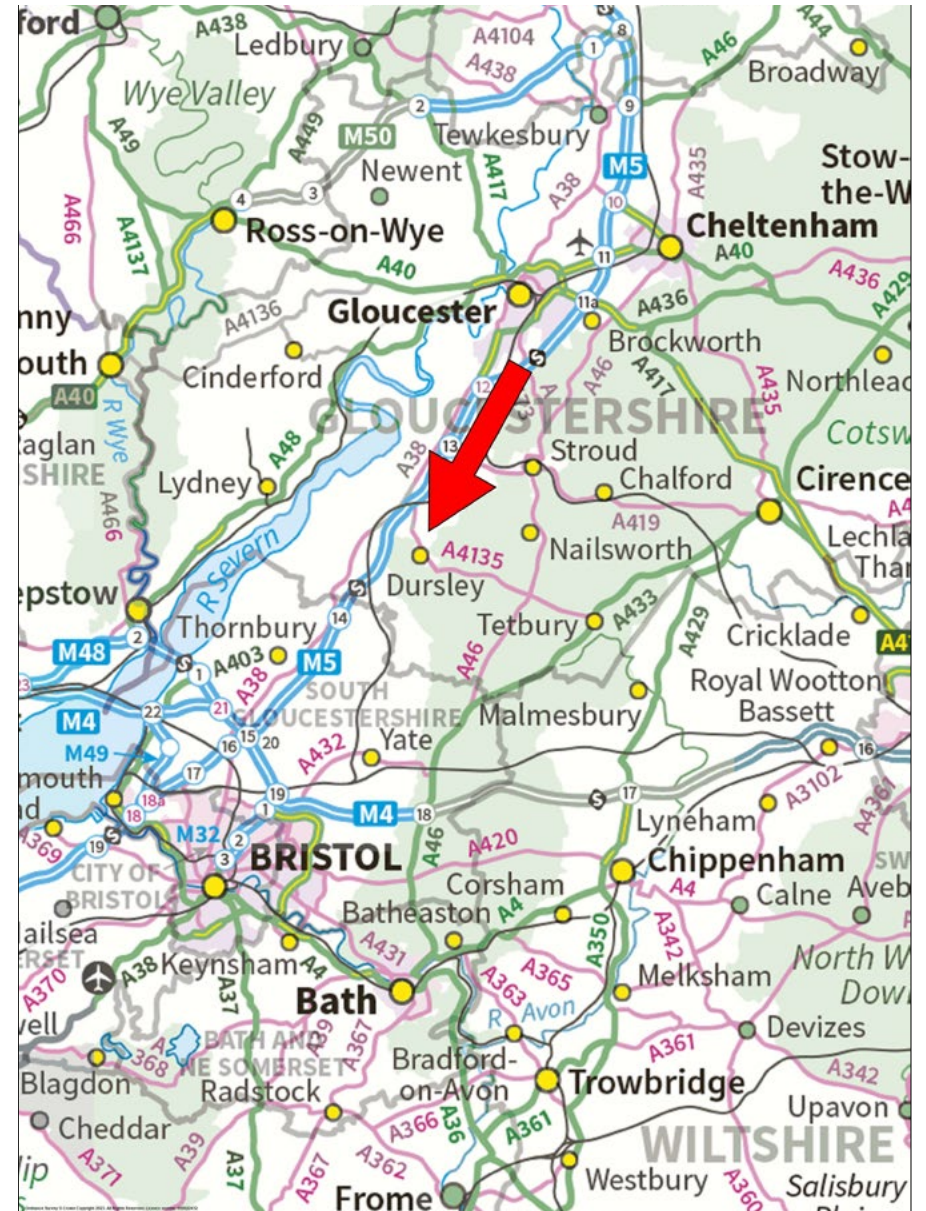
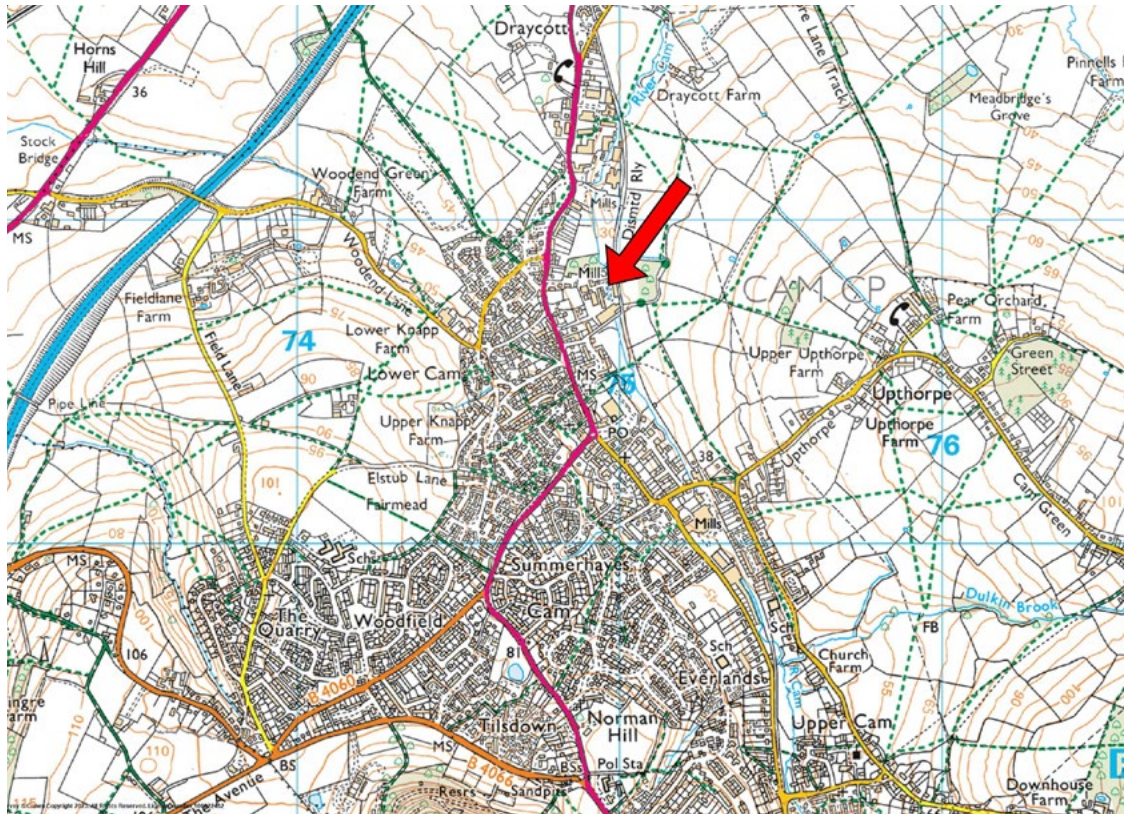


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LOCATION

The site is located in Cam, a large village and civil parish in Gloucestershire, situated on the edge of the Cotswolds and contiguous to the town of Dursley, approximately 13 miles south of Gloucester and 23 miles north of Bristol. Cam has a range of local amenities including two supermarkets, three primary schools and a community hospital.

Main transport links are via Bristol Road (A38) and the M5, with the A38 approximately 1.4 miles to the north and J13 of the M5 lying approximately 5.3 miles to the north. The nearest railway station is Cam and Dursley, approximately 1 mile to the north, which provides national mainline rail links on the Bristol to Birmingham route.



SITUATION & DESCRIPTION

The site extends to approximately 10.12 acres (4.09 hectares) of brownfield land situated 100 metres east of Cam High Street and approximately 1 mile north of Dursley town centre. Access to the site is from the High Street via a private access road.

The site comprises a range of industrial buildings, a two storey office block, car park, yard areas and two 3 bedroom semi-detached residential dwellings (no's 68 and 70 High Street) with allotments to the west and land used for storage to the east. More details on the existing accommodation are available on request.

Until recently, the industrial buildings and office block were used in conjunction with the manufacture of pin board and ancillary uses. The vendor has recently ceased operations, however the buildings and equipment remain in situ pending the conclusion of this marketing process.

The topography of the site varies but in general slopes from south to north in line with the River Cam, which runs through the centre of the site.



PLANNING

The main body of the site, including the allotment gardens, is currently allocated as a Key Employment Site within the Stroud District Local Plan, adopted in November 2015. The open storage / expansion land, forming the eastern portion of the subject site is allocated under Policy SA3. This policy area covers a wider area on the north eastern fringe of Cam, designated for mixed use development including employment, residential and community uses.

OPPORTUNITY

This marketing process represents an opportunity for a re-development of the site for alternative uses on part or as a whole. In so far as the principle of development is concerned, there appears to be strong grounds to support development on the eastern part of the site, subject to the trees, vegetation and any related biodiversity interests not proving to be an impediment to development.

The part of the site to the west of the River Cam falls within the settlement boundary and since it is previously developed there is some positive support for the principle of redevelopment. This area is however protected for employment purposes and it would be necessary to demonstrate alongside any planning application that this policy restriction is outweighed by material considerations, such as a lack of market demand.

CIL / S106 OBLIGATIONS

In the event that the site is re-developed for residential purposes there will be no CIL payable, as in accordance with the Stroud District Council CIL Charging Schedule "because of issues of viability, residential proposals on land within the Stroud Valleys charging zone are exempt".

S106 obligations will be determined on a site by site basis and if the site is re-developed for residential purposes, there will be a requirement to provide a policy compliant level of affordable housing at 30% of the net dwellings on site.



EXISTING TENANCIES

The site is owner occupied with the exception of the allotments and No. 70 High Street. We have not been provided with any tenancy agreements, but are advised that there are 20 individual allotments, each occupied on short term arrangements at nominal rentals of £1 per annum. We understand that 70 High Street is let at a rental of £450 pcm, on a rolling monthly basis.

ACCESS

Access to the site is via the High Street over land which is currently unregistered, however the vendor has lodged a caution in relation to this (under title number GR319796) with regard to rights of access.

SERVICES

We understand that the site has the benefit of mains water, drainage, electricity and gas but prospective bidders are required to make their own enquires regarding the suitability and capacity of the local services for the proposed development.

VAT

The property will be elected for VAT and any purchase price agreed will be subject to VAT at the prevailing rate.

TENURE

The site is offered for sale Freehold with Vacant Possession. The site is owned by the Vendor under title number GR345410.

METHOD OF SALE

The site is offered for sale by Informal Tender on an unconditional basis but bidders should note that the vendor is not obligated to accept the highest or any offer.

VIEWINGS

All site access and internal viewings are strictly by appointment. Interested parties must pre-book viewings through Savills. Please note that impromptu visitors will not be permitted access to the site.

FURTHER INFORMATION

Further planning, legal and technical details are available within the Data Room at:

https://sites.savills.com/Middle_Mill/



CONTACT DETAILS

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