

STRATEGIC LAND – POTENTIAL LEISURE

BK Bruton Knowles

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Land at Little London, Longhope, Glos

Land adjacent to Dick Whittington Leisure Park, Little London

Site Area: Approximately 8.46 Acres (3.42 Ha)

Swallow
Lakes

Dick
Whittington
Park

Plan is for indicative purposes only

www.brutonknowles.co.uk

CODE 5447

Land at Little London

Approximately 8.46 Acres (3.42 Ha)



LOCATION

Dick Whittington Park is located within the village of Longhope, on the western edge of Gloucestershire within the Forest of Dean. The linear settlement of Longhope stretches through the valley from the A4136 to the south and A40 to the north, and is situated some 9 miles from Gloucester, 8 miles from Ross-on-Wye and 6 miles from Cinderford. There is good access to the site from the main road (A4136)

Longhope has a range of local services and employment sites, including a post office, craft centre, village store, village hall and business park.

The Forest of Dean benefits from excellent leisure facilities for all ages, including a variety of outdoor pursuits, mountain biking, high ropes at Go Ape, extensive forest walks and sculpture trails.

Directions - GL17 0PH

When approaching Little London from Gloucester, follow the signs for Dick Whittington Park, turn right and follow along until the lane splits, bear left and continue along the tarmac drive which runs through the farm from the lane, with the farm buildings on your right and heading towards the Swallow Lakes, Prestige Luxury Lodges.

Dick Whittington Park

Formerly known as The Mohair Centre, Dick Whittington Park has evolved to form a Leisure Park for families, with nature walks, play barn and outdoor recreational areas. The site benefits from well-stocked fishing lakes, a dog grooming parlour and stables.

Website: <https://www.dickwhittingtonpark.co.uk/>

DESCRIPTION

The site extends to approximately 8.46 acres, comprising grazing land which rises steeply towards the eastern boundary and has strong potential for additional cabins.

To the north of the site, a 60 unit luxury lodge site has recently been built out by the neighbouring landowner, known as 'Swallow Lakes'.

PLANNING

Dick Whittington Park is located within the planning jurisdiction of the Forest of Dean District Council (FODDC), with Longhope referred to as a Serviced Village.

The site is located 650 metres to the west of Longhope's settlement boundary. In terms of potential planning constraints, the site is not at risk of flooding and is not contained within a sensitive landscape designation (ie. Area of Outstanding Natural Beauty, Green Belt or Site of Special Scientific Interest). There are also no designated or non-designated heritage assets located within the immediate vicinity of the site.

In assessing the future expansion of the site for additional tourist and leisure uses, it should be noted that FODDC development plan policies support these uses outside of defined settlement boundaries, if there is an established need and it supports the expansion of an existing rural business. Such proposals are usually evaluated against the various designations that may apply and against the impacts on landscape character.

National planning policies also set out that sustainable rural tourism and leisure developments should be supported if they respect the character of the countryside (NPPF, paragraph 84).

The site has an existing established leisure and tourist use, is well screened from surrounding uses and its future expansion will not harm any surrounding landscape designations. As a result, expansion of the site should be supported by FODDC.

The land has previously been assessed within the FODDC Strategic Housing and Land Availability Assessment 2020 (SHLAA), ref: 85 Blakemore Park, Little London, Longhope, GL17 0PH. The assessment concluded that it is detached from the settlement boundary, however it is previously developed land and is suitable for employment. The 2021 FODDC SHLAA confirms that the site is still available.

GUIDE PRICE

Offers are invited in excess of £1,000,000.

TERMS

The site is available for a Conditional Contract or Freehold Sale.

Offers should be received by Bruton Knowles via email to: scott.winnard@brutonknowles.co.uk and jack.moulds@brutonknowles.co.uk

VIEWING

Viewing by prior appointment with Bruton Knowles only.

LEGAL AND AGENTS COSTS

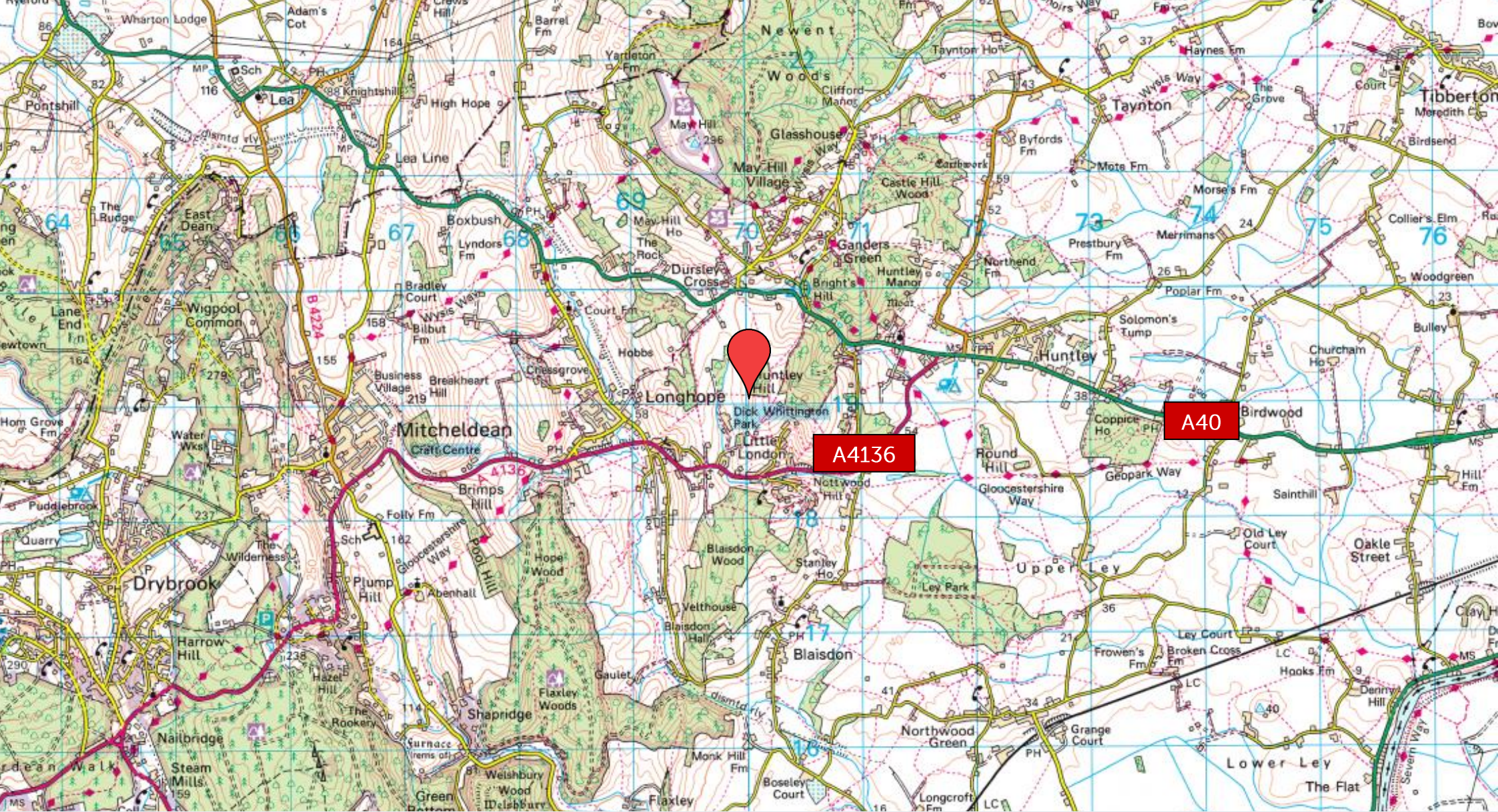
The purchaser is to provide for legal and agents fees and a legal undertaking.

SUBJECT TO CONTRACT - AUGUST 2022

Regulatory - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Land at Little London Indicative Sale Plan





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