

# RESIDENTIAL DEVELOPMENT LAND

**BK** Bruton Knowles

est.1862

## Coombe Hill, Gloucester

Land adjacent to The Bellows, Coombe Hill, Gloucester, GL19 4AZ

Full Planning Permission for 4 no. Dwellings within 0.77 Acres (0.31 Hectares)



Plan is for indicative purposes

# Residential Development Opportunity

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## LOCATION

The subject site is located at Coombe Hill, Gloucestershire, within the grounds of the property The Bellows. Coombe Hill lies some 4 miles south of Tewkesbury, 5 miles northwest of Cheltenham, 7 miles north of Gloucester and within 2 miles of J10 of the M5. The site is situated to the north of the A4019 (Cheltenham Road), approximately 150m east of the junction with the A38, which connects Gloucester and Tewkesbury. Coombe Hill benefits from a farm shop at Grange Farm, a public house, The Swan Inn and a fuel station which includes a local convenience store. There are regular bus services that operate close to the site, operating approximately every 20 minutes to Gloucester, Tewkesbury and Cheltenham.

## DESCRIPTION

The site itself extends to approximately 0.77 acres (0.31 hectares) and falls within the extensive curtilage of The Bellows. The existing residential dwelling is accessed via a driveway off the A4019 to the south-eastern corner of the site. To the east of the site lies agricultural land and to the west, a residential development site comprising 96 dwellings currently being built out by Bovis Homes.

The Environment Agency's flood zone mapping shows that the site lies within Flood Zone 1 (lowest probability of flooding).

The site forms part of a wider Freehold Title GR407959. An application to separate the land from the property The Bellows has been submitted to HMLR.

Overhead power lines that traverse the site are to be buried alongside the new access road, with poles and stays to the northeast of Plot 4.

## SERVICES

As per the technical note produced by Acre Planning, the proposed dwellings will be connected to a new water treatment plant for foul drainage, with surface water to be discharged into the ditch along the eastern boundary, as per the supporting Drainage Plan.

Mains electricity, water and gas are available for connection within proximity to the site. Purchasers should satisfy themselves as to services. We have not carried out any tests in this regard.

## PLANNING

The subject site is situated within the planning jurisdiction of Tewkesbury Borough Council. Planning Policy is covered by the Tewkesbury Borough Plan 2011-2031 which was adopted on the 8<sup>th</sup> of June 2022. The site falls within the defined settlement boundary of Coombe Hill, a Service Village as identified in the Joint Core Strategy (JCS).

The consented application is outlined below:

- **21/01458/FUL** - Residential development of four dwellings, revised access arrangements, landscaping and associated works. Approved on the 1<sup>st</sup> of July 2022.

The landowner's planning consultant is in the process of varying Plot 4 to accommodate WPD equipment, to include two poles and stays to the northeast of Plot 4.

*\*An application to discharge conditions 4, 5, 8 and 9 will be submitted shortly.*

## PROPOSED SCHEME

The proposed scheme comprises 4 no. 5-bedroom detached dwellings forming a linear development set back from the A4019. Each dwelling is to have parking for 3 no. cars.

A single driveway off A4019 is to be built, with a spur driveway off to accommodate the residential property The Bellows, with access rights to be granted.

Accommodation Schedule:

House Type	Bedrooms	Sq.ft. (GIA)	Sq.m (GIA)
House Type 1	5	2,228	207
House Type 2	5	2,185	203
House Type 3	5	2,341	220
House Type 4*	5	2,120	197

*\*New site plan and larger Plot 4 layout and elevation plan available in early January.*

## COMMUNITY INFRASTRUCTURE LEVY (CIL)

The subject scheme is liable to the prevailing rate of CIL, as set out within the Tewkesbury Borough Council Charging Schedule. The relevant forms have been submitted. We understand that this site falls under 'Generic Sites' and 'Tewkesbury 10 dwellings and under', therefore subject to £104/sq.m.

## VAT

VAT will not be chargeable on the sale.

## LEGAL INFORMATION

A draft sale contract has been prepared, please email Jack Mouldsdale via email ([jack.mouldsdale@brutonknowles.co.uk](mailto:jack.mouldsdale@brutonknowles.co.uk)) for a copy.

**The exchange deadline is 4<sup>th</sup> April 2023.**

## VIEWING & FURTHER INFORMATION

The site is to be viewed by appointment only. A 'Data Room' has been prepared that provides detailed planning and technical information. For access, please email Jack Mouldsdale.

## TERMS

The site is offered For Sale by Informal Tender. Tenders should be submitted to Harry Breakwell by post or by email to: [harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)

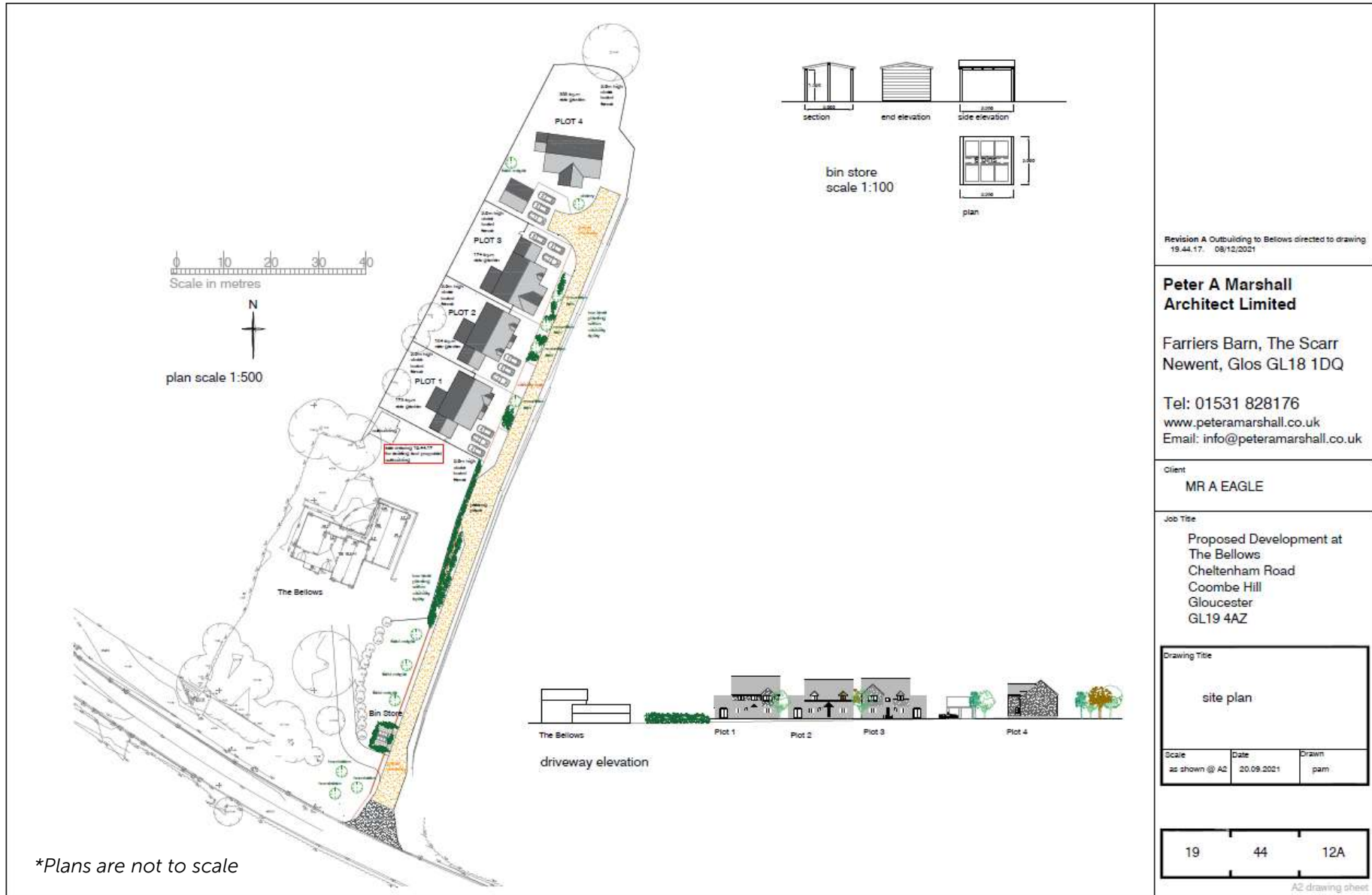
Bids should be in accordance with the 'Financial Proposal Form' contained within the Data Room, and be received by Bruton Knowles prior to **Noon Friday 3<sup>rd</sup> February 2023.**

## SUBJECT TO CONTRACT – DECEMBER 2022

**Important Notice:** Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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Revision A Outbuilding to Bellows directed to drawing 19.44.17. 08/12/2021

**Peter A Marshall  
Architect Limited**

Farriers Barn, The Scarr  
Newent, Glos GL18 1DQ

Tel: 01531 828176  
www.petermarshall.co.uk  
Email: info@petermarshall.co.uk

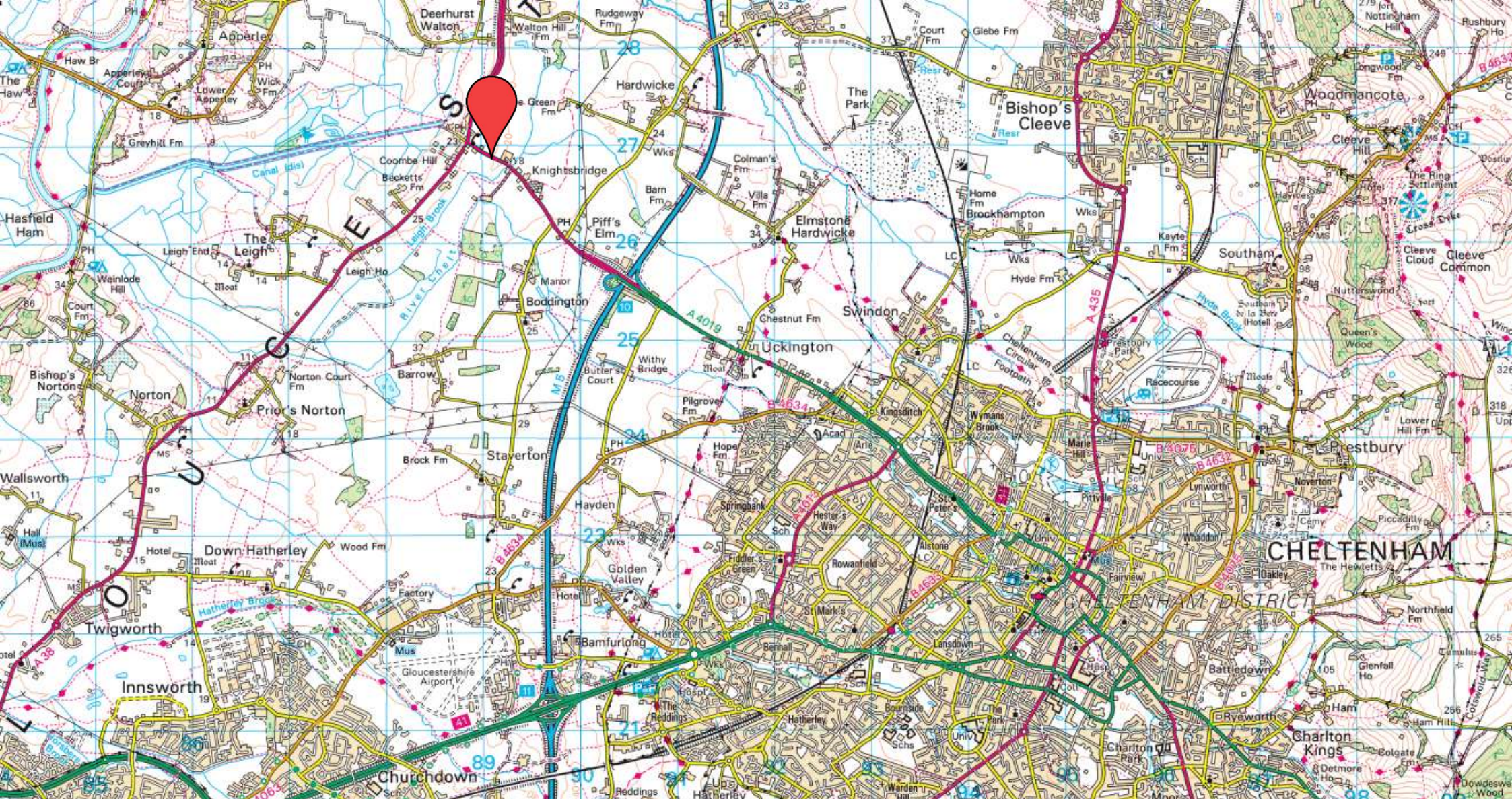
Client  
**MR A EAGLE**

Job Title  
Proposed Development at  
The Bellows  
Cheltenham Road  
Coombe Hill  
Gloucester  
GL19 4AZ

Drawing Title		
site plan		
Scale as shown @ A2	Date 20.09.2021	Drawn pam

19	44	12A
A2 drawing sheet		

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## CONTACT

Olympus House,  
Olympus Park, Quedgeley,  
Gloucester, GL2 4NF

**Harry Breakwell** BSc (Hons) MSc MRICS  
07825 842626  
[harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)

**Jack Moulds** BSc (Hons) MRICS  
07395 887390  
[jack.moulds@brutonknowles.co.uk](mailto:jack.moulds@brutonknowles.co.uk)



**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.