



FOR SALE - RESIDENTIAL DEVELOPMENT POTENTIAL (STP)

Courtleigh, Court Road, Brockworth, Gloucester, GL3 4QY

FOR SALE – Substantial Plot for Re-development within Urban Extension

Courtleigh, Court Road, Brockworth, Gloucester, GL3 4QY

Potential for complete re-development for multiple new build dwellings (subject to planning) – All Offers Invited

BACKGROUND

Courtleigh was constructed in the 1950s. The wider farm holding was sold to facilitate the major residential scheme of Perrybrook, Brockworth. Land surrounding the site is being developed out by several national housebuilders and it is proposed that the subject dwelling house will be demolished to provide a residential led development scheme of up to 7 dwellings.

LOCATION

The site is located within the village of Brockworth, the area has become a larger settlement and is located some 4 miles southeast of Gloucester City. The immediate surrounding area comprises a well progressed scheme of 1500 dwellings including extra care housing, community facilities including A1, A2, A3, A4 and A5 local retail shops, B1/B8 employment uses, D1 health facilities and formal/informal public open space known as 'Perrybrook' to the north of Brockworth and to the south of the A417, Brockworth, Gloucestershire. Transport links to the location are very good with the A417 some 1.3 miles to the east which leads to Junction 11A of the M5 Motorway.

DESCRIPTION

The property comprises a substantial detached residential dwelling within mature grounds. The property was constructed by the vendors family and formed part of a wider agricultural holding. The two storey dwelling benefits from 4 bedrooms and is constructed of reconstituted cotswold stone under a dual pitched tiled roof. Internally the property is in poor condition and viewings will not be provided. The property is accessed via an established splay, along a driveway with gardens either side. To the rear of the property are further mature gardens and an overgrown tennis court. To the south is an area of unmanaged land which was acquired and added to the curtilage of the dwelling. We estimate that the dwelling extends to approximately 2,554 sq.ft (gross external area).

PLANNING

The property benefits from an established C3 – Residential Use. The Local Planning Authority is Tewkesbury Borough Council. An indicative residential development scheme has been drawn up and this feasibility scheme provides for seven residential dwellings. The land is located within an area which has been removed from the Green Belt as part of the adopted Joint Core Strategy and is allocated as a Strategic Allocation and Urban Extension under A4 – North

Brockworth. The area will be subject to a CIL Rate of £35 per SQM (subject to indexation). A reduced unit number may be preferred, to reduce affordable housing requirements. A pre-application with the Local Authority was undertaken in 2021 in respect of a previous indicative layout. A copy of which is provided in the information pack. Purchasers are to undertake their own planning due diligence.

SCHEDULE OF ACCOMMODATION (Approx. GEA)

Floor	Area Sq.Ft	Area Sq.M
Dwelling House	2,554	237.33
SITE AREA	0.72 Acres	0.288 Hectares

The above measurements have been undertaken on a desktop basis and have not been verified.

TENURE

The Freehold interest is being offered For Sale with Vacant Possession upon completion.

SERVICES

The site benefits from mains electricity, water, septic tank sewerage and telecommunications. Prospective Purchasers are to undertake their own surface water discharge enquiries.

METHOD OF SALE

The property is for sale by Private Treaty. Both Unconditional and 'Subject to Planning' offers are invited. It is a condition of the vendors that the house is to be demolished.

GUIDE PRICE

Offers in the region of £500,000

VAT

The property has not been elected for VAT.

LEGAL

If the purchase is conditional on planning, a non-returnable deposit will be sought, together with a £5,000 plus VAT legal undertaking.

It is a condition of the vendors that the house is to be demolished by a purchaser in due course.

RESTRICTIVE COVENANT

The property is registered under two Titles. On the adjoining garden Title GR129386 (south), the covenant provides for:

- *Use as a garden in connection with the use and occupation of Courtleigh.* (It does not mention if it can be used as an access).

A copy of the restriction is included in the information pack. There is no restriction on the Courtleigh House plot title.

VIEWING & FURTHER INFORMATION

Viewings are strictly by prior arrangement. Viewing inside the dwelling will not be offered due to health and safety reasons. Floor boards have been removed. Photographs can be provided.

An Information Pack is available containing property and planning information.

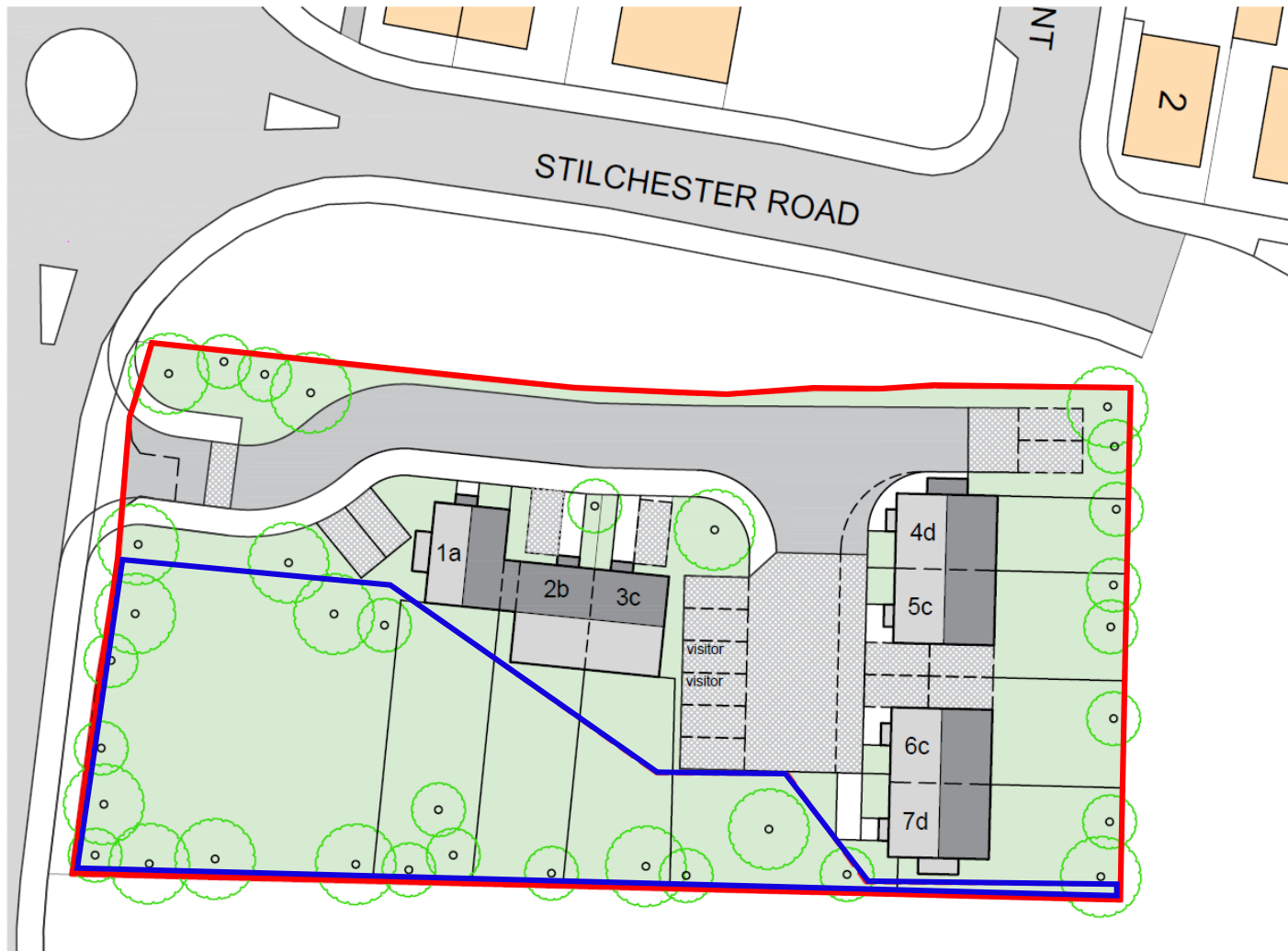
REGULATORY

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 registered 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.

Subject to Contact – April 2023

INDICATIVE SCHEME LAYOUT

The vendors have commissioned Sutton Cox Architects to review the site and prepare a multi-dwelling residential development scheme of 7 units. The below indicative scheme excludes the land subject to the restrictive covenant. The layout is provided subject to planning. The site may have scope for alternative uses such as apartments, care, employment and others subject to obtaining the necessary consents.



SKETCH LAYOUT

BLUE - Title GR129386 – Subject to Title Restriction

Drawing Status:
PRELIMINARY

Client:
BRUTON KNOWLES

Project:
COURT LEIGH

Drawing Description:
LOCATION & SKETCH LAYOUT

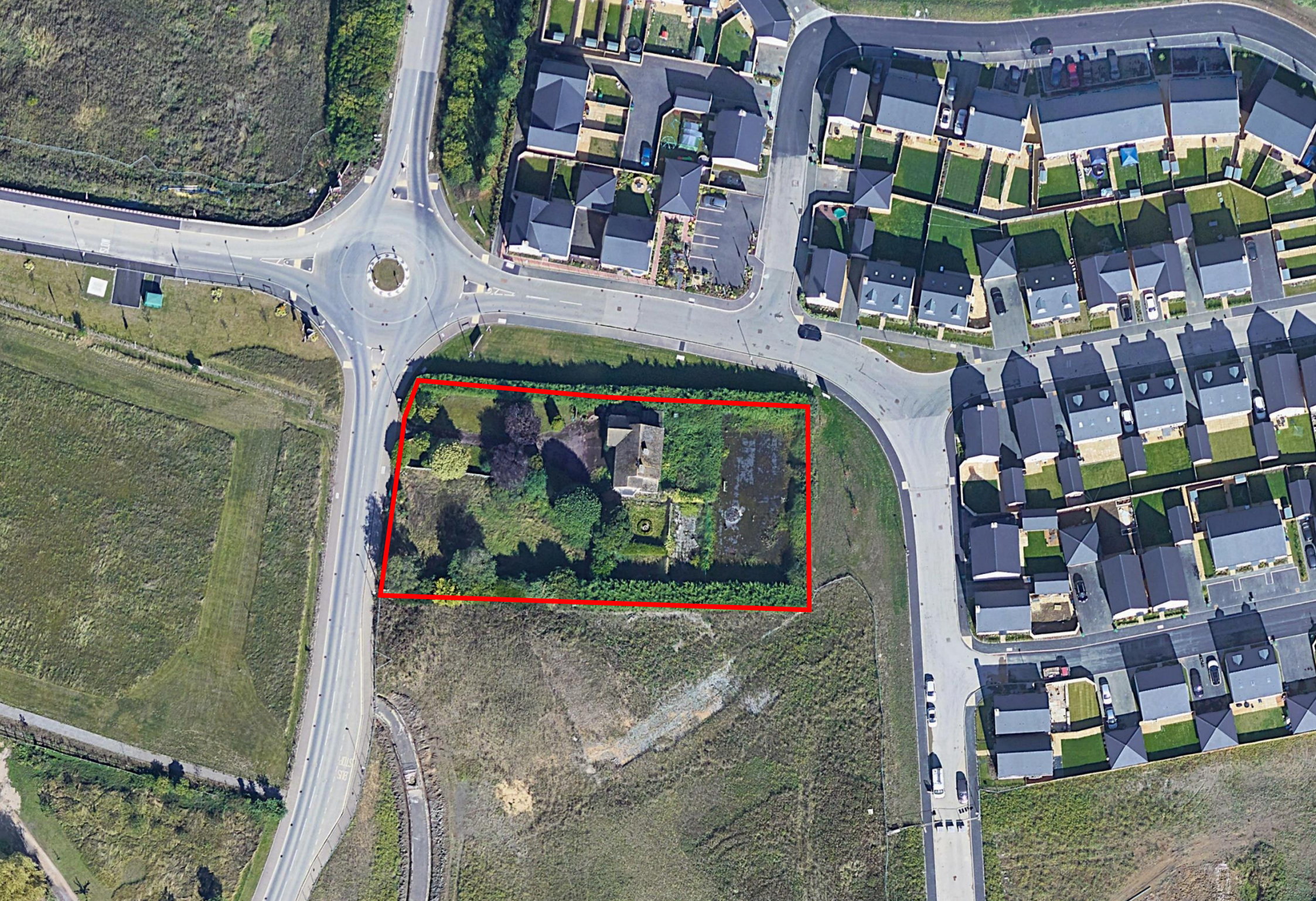
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Drawn By:	Designed By:	Checked By:
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Job No: 21012	Drawing No: 01	Revision: P1
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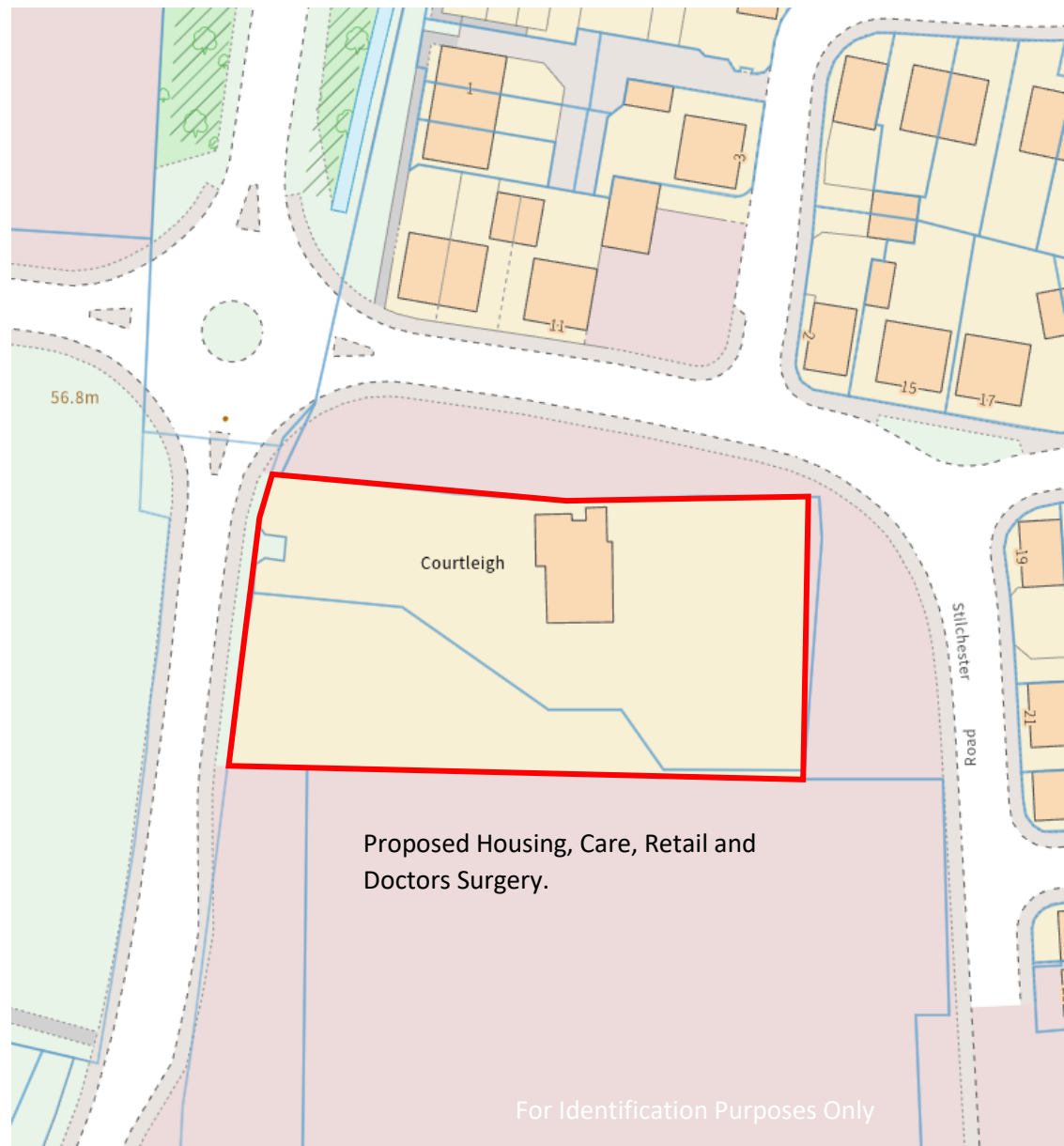
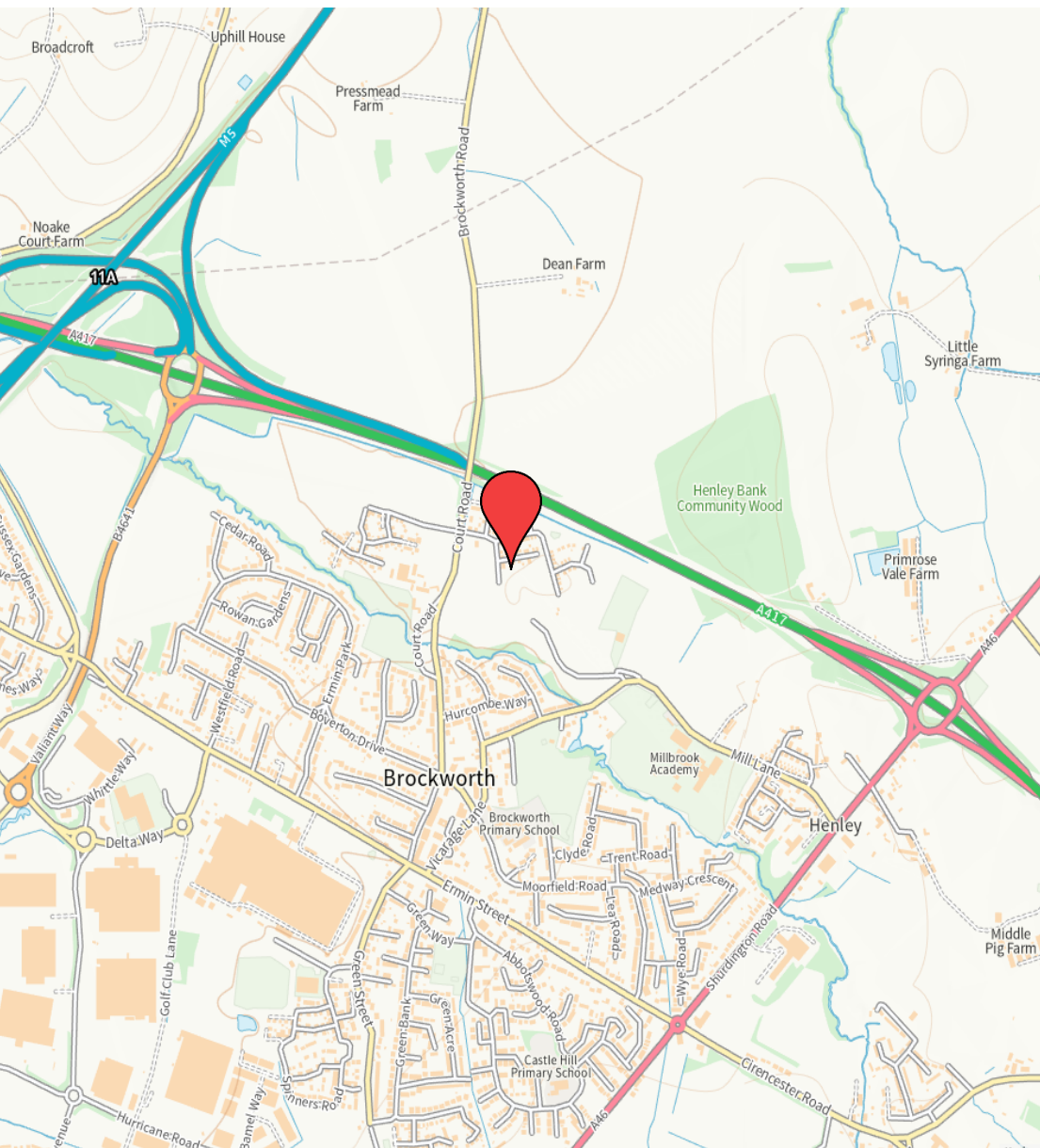
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