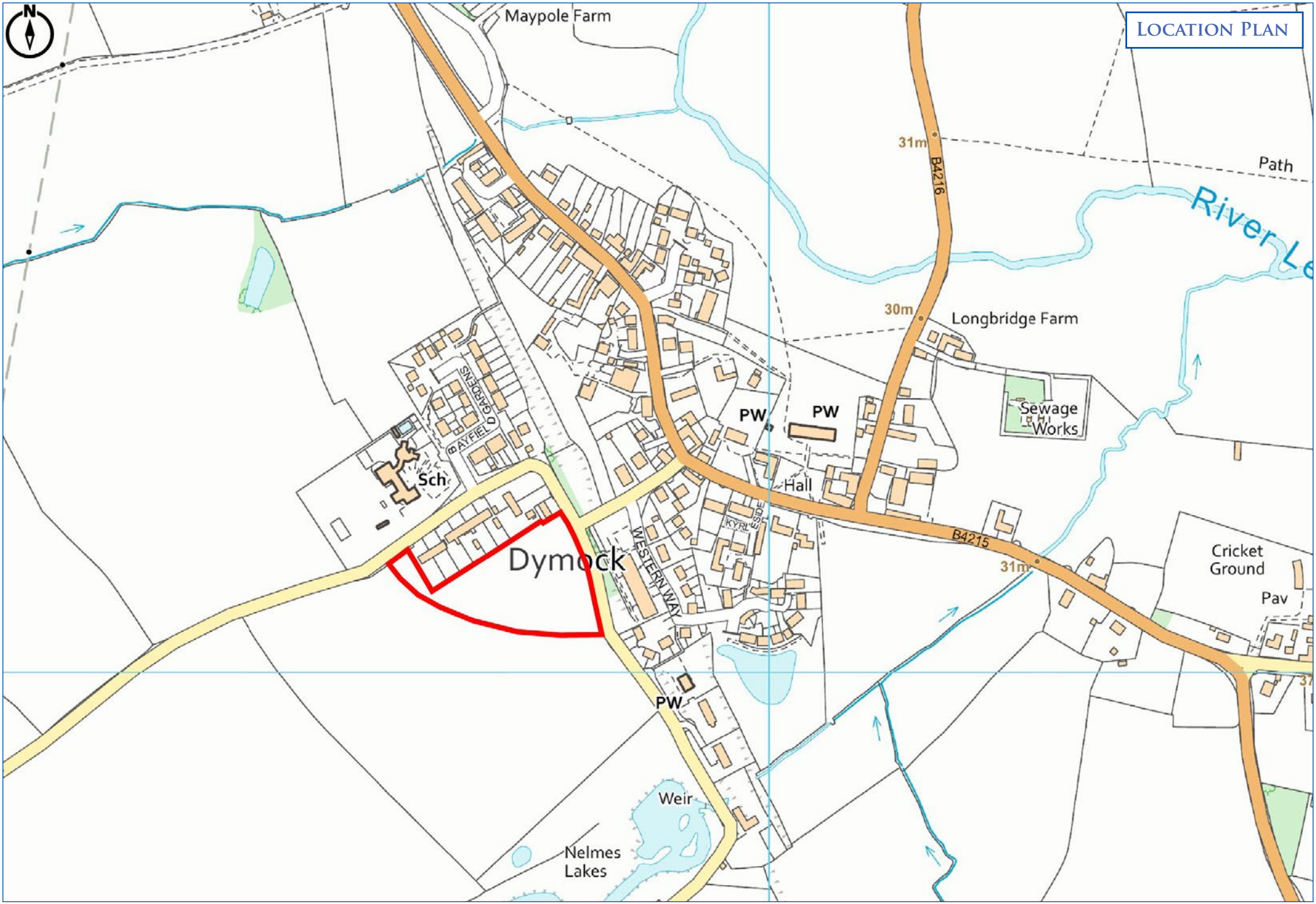


STATION FIELD DEVELOPMENT SITE

DYMOCK | GLOUCESTERSHIRE

Powells


Location Plan
N
Maypole Farm
31m
B4216
Path
River Le
30m
Longbridge Farm
Sewage Works
PW
PW
Hall
Sch
BAYFIELD GARDENS
KYRLESIDE
WESTERN WAY
Dymock
B4215
31m
Cricket Ground
Pav
PW
Weir
Nelmes Lakes





STATION FIELD DEVELOPMENT SITE

STATION TERRACE | DYMOCK | GLOUCESTERSHIRE | GL18 2BD

Station Field Development Site offers a premium residential development opportunity, with outline planning permission for up to 24 dwellings. The site is situated in an excellent position on the edge of the charming village of Dymock, located on the Gloucestershire / Herefordshire border.

Dymock is a vibrant rural village, located between the towns of Newent & Ledbury, and benefitting from easy connectivity to the more expansive urban centres of Ross-on-Wye, Hereford & Gloucester. The proposed outline development layout provides for a high-quality residential scheme with incorporated green space, equipped play area and surface water attenuation provision.

There is a proposed mix of up to 12 open market dwellings & 12 affordable dwellings (50% affordable housing provision) providing an excellent opportunity for developers to deliver a leading flagship housing scheme for the village community of Dymock.

- Superb location within charming Gloucestershire village surrounded by beautiful countryside
- Excellent accessibility & connectivity to the regional urban centres
- Prime development opportunity for high quality residential scheme
- Outline planning consent for up to 24 dwellings (50% affordable housing provision)
- Direct independent access off Normansland Road
- Excellent range of local facilities & amenities within Dymock Village & Newent Town nearby
- Development site area – approximately 1.22 hectares (3.02 acres)

Newent 4 miles • Ledbury 5 miles
Gloucester 14.5 miles • Hereford 17 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.



Key

- Application site boundary - 1.75 hectares
- Existing trees and hedgerows
- Native woodland planting
- Specimen tree planting
- Mixed native hedge planting
- Flower rich grassland including bulb and seed mix
- Orchard planting
- Indicative surface water attenuation basin and swale
- Proposed footpaths
- Indicative buildings
- Potential locations of landmark buildings
- FODDC protected canal corridors
- Turning head in accordance with Manual for Gloucestershire Streets specification

APPROVED SITE LAYOUT PLAN

This drawing, design and the illustrated works are the copyright of Urban Aspects Limited and may not be reproduced either wholly or in part without written consent.

Client: Powells Rural Property Professionals Ltd					URBAN ASPECTS LAND · PLANNING · DESIGN	
Project: Land at Station Terrace, Dymock						
Drawing title: Site Layout						
Date: Aug 2026	Scale: 1:500 @ A1	Drawn: GMP	Dated: PA	Job No.: PRP25,06	Dwg No.: 11	Rev.: -

7 Bath Mews • Bath Parade • Cheltenham • GL53 7HL
T 01242 806170 M 07766 112132 E gary@urbanaspects.co.uk
www.urbanaspects.co.uk

LOCATION

Dymock is a charming village settlement located on the Gloucestershire & Herefordshire border, in beautiful rolling countryside between the Malvern Hills and Wye Valley. The B4215 provides a direct connection to Newent, and the Hereford towns of Ledbury and Ross-on-Wye are easily accessible, as are the cathedral Cities of Hereford & Gloucester.

The village Primary School, Ann Cam C of E Primary School, is a short walk from the development site, with Dymock also benefitting from a Public House (The Beauchamp Arms), village green and Cricket Club.

For detailed information on Dymock Village, visit the Parish Council village website https://dymockparishcouncil.gov.uk/

STATION FIELD DEVELOPMENT SITE

The development site, referred to for marketing purposes as 'Station Field Development Site' forms a natural extension to the existing village settlement, to further enhance the sustainability of Dymock village. The site will provide for meeting the demand for open market and affordable housing.

The planning consent provides for up to 24 Dwellings. All matters other than access & layout remain as reserved matters under the outline consent granted.

The schedule of accommodation shown on the masterplan site layout approved is understood to provide for approximately 2,128 Sq. m (22,905 Sq. ft) of total accommodation, set out as follows;

4 No. 1 bed semi-detached 40 Sq.m dwelling

4 No. 2 bed semi-detached 74 Sq. m dwelling

8 No. 3 bed semi-detached 90 Sq. m dwelling

2 No. 4 bed detached 116 Sq. m dwelling

6 No. 4 bed detached 120 Sq. m dwelling

PLANNING

Outline planning permission has been secured for the site (Planning Application Reference P0453/25/OUT). The planning consent provides for the erection of up to 24 dwellings and associated works including the creation of a new access, open space, landscaping, and drainage infrastructure (some matters reserved). There is a 50% affordable housing requirement, so 12 dwellings will be affordable. The completed S.106 Agreement sets out the housing mix for the affordable housing units with the tenure spilt between 8 units being Social Rent and 4 units being Shared Ownership.

The completed S.106 Agreement has the following financial contribution requirements for the developer to pay;

Home to School Transport Contribution £11,400

Bus Stop Improvements £1,900

Outdoor Sports Contribution to Dymock Cricket Club £1,042

Newent Leisure Centre – Indoor Sports £4,266

Newent Leisure Centre – Swimming Pool Improvements £5,550

BNG Monitoring Fee £4,337 plus 5%

The requirements of the Strategic Landscaping & Open Space and Local Area of Play (LAP) are detailed within the S.106 Agreement.

The surface water drainage infrastructure as shown on the Site Plan for implementing the approved surface water drainage strategy is to be constructed on the Vendors retained land, with the successful developer having all necessary and reasonable rights for the construction, discharge and maintenance of the surface water infrastructure.

Please contact Powells for a copy of the prepared Planning Information Pack, which contains the Planning Decision Notice, Plans, Completed Section 106 Agreement and submitted Technical Reports.







KEY INFORMATION

Services: All interested parties should satisfy themselves to the availability and costs of connection for mains services and utilities to the site and make, and rely, upon their own enquiries.

Sale Method: The site is available For Sale by Private Treaty with unconditional proposals from developers invited.

Sale Terms: Offers are invited on a fully unconditional basis and must be set out net of all S.106 contributions & deductions to present a contract purchase price. Evidence of the proof of funds and confirmation of the ability to complete on the sale within 8 weeks of solicitors being formally instructed will be sought.

Planning Information Pack: A Planning Information Pack is available by request.

Retained Drainage Infrastructure Land: It should be noted that all relevant and appropriate development, discharge and maintenance rights for all the surface water drainage infrastructure, in accordance with the approved drainage strategy, will be included within the sale contract for the developer to fully develop, use and maintain all of the drainage infrastructure situated on the landowners retained land. This is as per the approved Site Plan and approved drainage strategy.

Reservation of Access & Utilities Rights: The Vendors will retain full access & utility connection rights across the new development access road to their retained land, for the purposes of any further phase(s) of development on their retained land. An access right of way will also be retained by the Vendors through the canal safeguarding / green open space area to the retained land to the south for both the Vendors and Developer to be able to access the surface water drainage infrastructure situated on the Vendors retained land.

Overage: An overage is being considered over the canal safeguarding area should this designation ever be released and the area able to be developed.

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

VAT: The VAT position is to be confirmed.

Expressions of interest: Interested parties should formally express interest in the site by emailing confirmation to **enquiries@powellsrural.co.uk** to ensure that they are provided with any updates that arise throughout the marketing period.

Viewings: At any time during daylight hours with a copy of the brochure, access is direct off Normansland Road & Kempley Road. No vehicles are to be taken onto the land.

Site Promoter: The outline planning consent secured upon the development site has been secured by the Powells Strategic Land Promotion Team, for our specialist planning and land promotion services, please visit **https://www.powellsrural.co.uk/services/planning-and-development/promotion-services/**

Further Information: For further information please contact David Powell BSc (Hons) MSc MRICS FAAV or Stuart Leaver BSc (Hons) MSc MRICS FAAV on 01600 714140 or email **enquiries@powellsrural.co.uk**



Powells
Singleton Court Business Park
Monmouth
NP25 5JA

T 01600 714140
E enquiries@powellsrural.co.uk
W www.powellsrural.co.uk

IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that a l information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared September 2026.



Powells