

FOR OPTION/PROMOTION ONLY



Land off Berkeley Close, South Cerney, Cotswold

Site Area: Approximately 4.45 acres (1.80 Ha)



Strategic Land – For Promotion/Option Only

LOCATION – Sat. Nav: GL7 5UW

The site is located off Berkeley Close to the western edge of the Cotswold village of South Cerney,

South Cerney is located approximately 4 miles to the south of Cirencester within the Cotswold Water Park. The village has a parish population of approximately 3,500 (2011 Census) and provides a primary school, post office, convenience stores, public houses, takeaways, church, village hall and sports and social clubs.

The village is located a short distance to the west of the A417, connecting to the M4 at Swindon (15 miles to SE) and the M5 between Gloucester & Cheltenham (3.5 miles to NW),

Bus services from the High Street provide regular connections to Swindon and Cirencester. The nearest mainline station is located at Kemble (4 miles to west), which provides direct trains to London Paddington in 1hr 15m.

DESCRIPTION

The site (red land) extends to approximately 4.45 acres and predominantly comprises pony paddock land, accessed via an informal, gravel, school parking area (blue land) directly off Berkeley Close (which is understood to be adopted highway). The site slopes gently downhill to the west to a watercourse.

To the north is existing residential development and the village recreation ground. To the east is existing residential development. To the south is the village primary school.

It is understood that the village foul sewer runs north to south across the western half of the site.

The pony paddock (red) and car park (blue) are separately owned. It is anticipated the blue land will be required to access development on the red land, and early discussions have progressed.

A likely requirement of any development will be the re-provision of higher quality parking than that already accommodated on the blue land.

PLANNING

It is estimated this site could come forward for residential development in the medium term.

The local planning authority is Cotswold District Council.

The western extent of the site is located within the floodplain, and it is assumed that development would be concentrated towards Berkeley Close, with the remainder of the site offering potential use as open space, either public or private to the scheme, and improved public footpath connectivity to the playing fields.

This site is located:

- outside, but immediately bordering, the settlement boundary
- outside the Cotswold AONB
- outside the village's conservation area, except for the car park land.

VIEWING

The site can be viewed from the public footpaths which run along its southern and eastern boundaries.

TERMS

The site is available by way of an option or promotion agreement.

Parties are invited to discuss the site with Bruton Knowles and, if of interest, to submit terms on the following basis:

- Percentage - discount/share of proceeds
- Term of agreement/Longstop
- Any deductible costs and caps
- Minimum price per gross acre
- Premium to landowner
- Confirmation of payment of landowner's professional fees (please enquire)

Offers should be received by Bruton Knowles by **Noon on Wednesday 30th September 2020** via email to robert.anthony@brutonknowles.co.uk.

**Subject to Contract
August 2020**

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.



CONTACT

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

Robert Anthony MRICS
07825 423926
robert.anthony@brutonknowles.co.uk

Jack Mouldale BSc (Hons)
07395 887390
jack.mouldale@brutonknowles.co.uk

