RESIDENTIAL DEVELOPMENT SITE

Paygrove Lane, Longlevens, Gloucester GL2 0BA

Total site area 1.42 hectares (3.5 acres) including an approximate developable area of 0.52 hectares (1.28 acres).

- Popular residential location
- Outline planning approval for up to 10 dwellings.
Location
The Property is approached from Cheltenham Road (B4063) and accessed off Paygrove Lane.
The Property is directly behind No’s 3-29 Paygrove Lane and opposite Longlevens Infant School.

Description and Proposal
The Property provides a level site formerly used as a sports field totalling approximately 1.42 ha (3.5 acres).
The development proposal allows for approximately one third of the site to be developed for residential (0.52 hectares/1.28 acres) and two thirds to provide Public Open Space (playing field) together with 22 car parking spaces.

Services
We understand that all mains services are available within the public highway.
Interested parties are invited to satisfy themselves as to the availability and cost of service connections.

Planning/Development Proposals
“Outline application (with means of access offered for consideration) for residential redevelopment of up to 10 dwellings and public open space including associate landscaping, car parking and access”. The planning reference is 16/01558/OUT and the consent is subject to completion of the Section 106 and Unilateral Undertaking.

The agreed financial contributions are confirmed:

- Education £63,440.00
- Public Open Space Commuted Sum £30,485.50

In addition a Drainage Commuted payment will be required.

The purchaser will be responsible for all Section 106 contributions and the provision of the Public Open Space with car parking.

Further enquiries should be made of the Local Planning Authority, Gloucester City Council.

Overage
The sale contract will restrict the number of dwellings to no more than 10.

Tenure
Sale of the freehold with vacant possession on completion.

The Public Open Space and car parking will be transferred to Gloucester City Council on completion of the works.

Method of Sale
The Property will be sold by informal tender with offers invited by 1pm Friday 19 January 2018. A letter confirming the method of sale is available on request.
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Viewing
The site will be open for inspection on the following dates:-

Wednesday 6 December 2017  11am - 1pm
Thursday 14 December 2017  12pm - 2pm

Information Park
All information relating to the planning application can be made available upon request.

Legal Costs
Each party is to be responsible for their own legal costs incurred in the transaction.

Asbestos Regulations
It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT
No VAT will be charged on the sale.

Subject to Contract
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Important Notice
These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements
For further information or to arrange an inspection, please contact the sole agents.

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Ref: PJP/SA/N86696
Date: November 2017