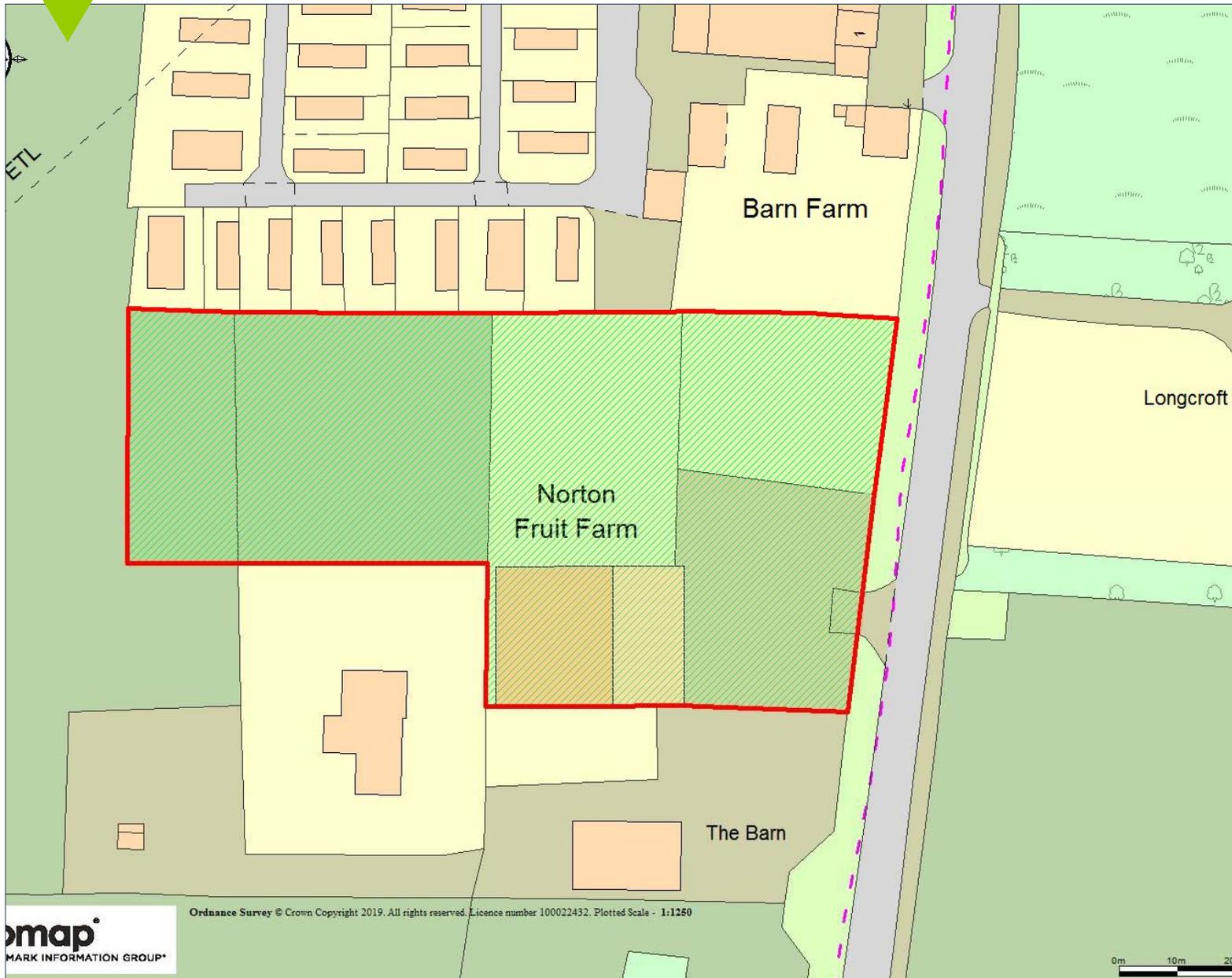


Preliminary Information FOR SALE Residential Development Opportunity

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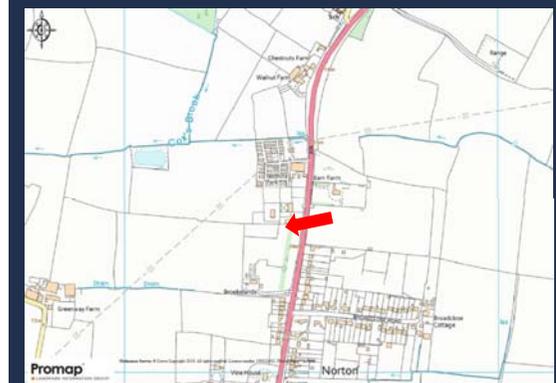
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**Morley Farm
Tewkesbury Road
Norton
Gloucestershire
GL2 9LH**

Total approximate site area
0.72 hectares (1.79 acres)

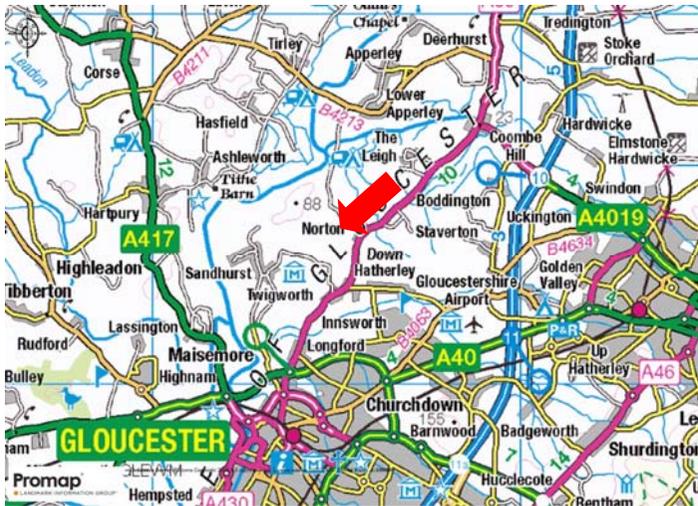
- Accessible location adjacent to the A38
- Existing consent for 9 detached houses
- Informal Tender - 10am Thursday 28th March 2019



Morley Farm, Tewkesbury Road, Norton, Tewkesbury

Location

The property, which is immediately adjacent to the A38, is located in Norton approximately 4.5 miles north of Gloucester City centre and 7 miles south of Tewkesbury. Junction 11 of the M5 motorway is approximately 6 miles to the south east.



Description and Proposal

The property provides a former garden centre totalling approximately 0.72 hectares (1.79 acres).

The site has been cleared in advance of the construction of 9 detached four bedroom dwellings served by a new private road.

The approved scheme allows for two executive style house types which are as follows:-

Type	Sq m	Sq ft
Eton (Type 1) 6 No. Ground - Entrance hall with cloakroom, study/family room, sitting room, open kitchen/dining area with utility and orangery. First - 4 bedrooms, two with en-suite and a bathroom.	180.42	1,942*
Henley (Type 2) 3 No. Ground - Entrance hall with cloakroom, study/family room, sitting room, open kitchen/dining area with utility and orangery. First - 4 bedrooms, two with en-suite and a bathroom.	181.22	1,951 *

* excludes the proposed orangeries

Scheme Layout Drawing



Planning

The property benefits from planning approval under reference 17/00235/FUL for “demolition of existing garden centre buildings and the erection of 9 new dwellings. New access road and footpaths, garages and landscaping”.

Planning approval 18/00551/FUL amends house types to include orangeries, PV panels, revised garages and roadways.

There is an outstanding Conditions application reference 18/00122/CONDIS.

The Section 106 dated 9 August 2017 confirms an Affordable Housing Contribution at £232,750 subject to indexation and payable on the occupation of the second dwelling.

Information Park

All information relating to the planning approval is available on Tewkesbury Borough Council’s planning portal. Alternatively the information is available in a pdf format.

Services

We understand that all mains services, with the exception of gas, are available within the public highway.

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Morley Farm, Tewkesbury Road, Norton, Tewkesbury

Interested parties are invited to satisfy themselves as to the availability and cost of service connections.

Tenure

Sale of the freehold interest.

Method of Sale

The property will be sold by informal tender with offers invited by 10am Thursday 28th March 2019. The purchaser will be required to complete the purchase by no later than 30 April 2019.

A letter confirming the method of sale is available on 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

Under the Finance Acts 1989 and 1997, VAT may be levied on the sale price. We recommend that the prospective purchasers establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

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 agents.

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Ref: PJP/SA/N90181

Date: February 2019



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