

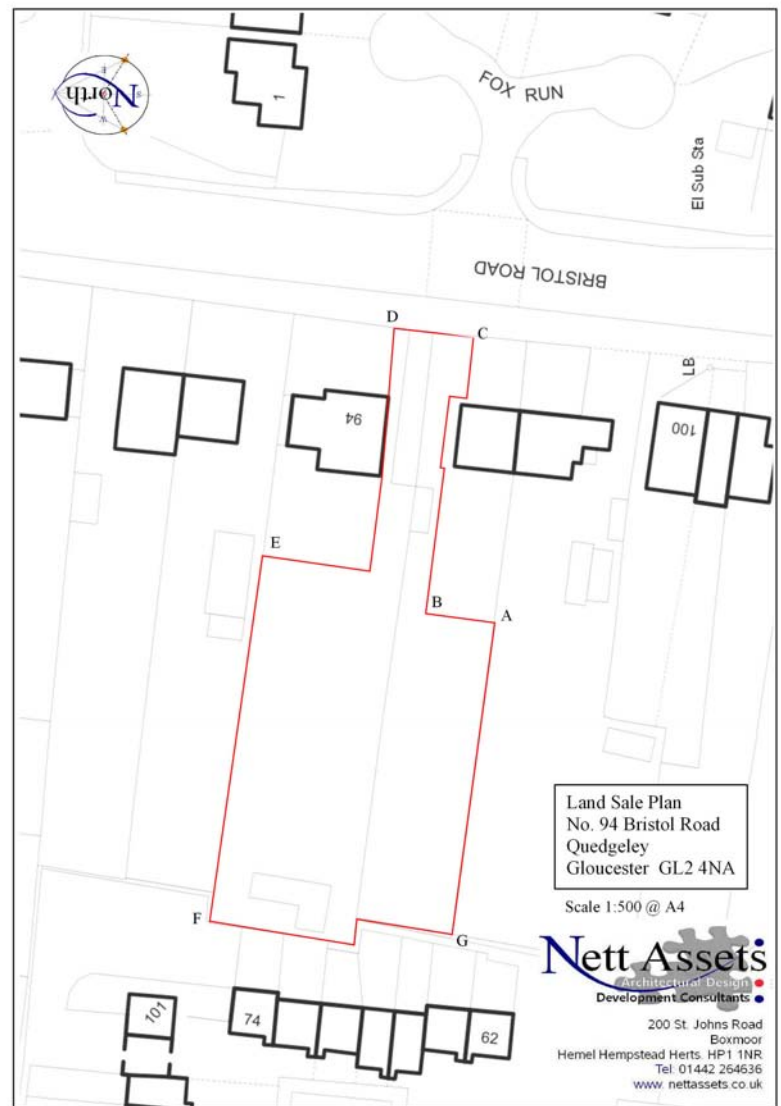
Potential Development land for sale

Bristol Road Quedgeley Gloucester

An outstanding
opportunity to acquire
this site suitable for
around
8 dwellings
Subject to planning
0.41 acres - approx.
Offers invited

Offers are to itemise separate values for
the purchase of ransom strips along
E-F and G-A

As part of the sale a single garage and
hardstanding are to be constructed for
the seller within the retained land
Position and design to be agreed.



All services are believed to all be available in Bristol Road.
The Local Authority is Gloucester City Council available correspondence confirms the
Planning Authority are fully supportive of the site being suitable for residential development.
Prospective purchasers are advised to make all their own enquiries.

Viewing is by strict appointment through Nett Assets Unconditional offers
are preferred, conditional offers are to include proposed of terms and will
be subject to a 6% non- returnable deposit upon exchange of contracts.
All offers are to include for the sellers reasonable legal fees to be paid by
the purchaser

These details have been prepared with consideration to the Property Misdescriptions act 1991. We have endeavoured to be accurate in their
preparation and to give as much useful information as we can. However any buyer should be aware that there are limitations to the accuracy
and that we would suggest that items of particular importance are checked with Nett Assets.

Nett Assets
Architectural Design
Development Consultants

200 St. Johns Road
Boxmoor
Hemel Hempstead Herts HP1 1NR
Tel. 01442 264636
www.nettassets.co.uk

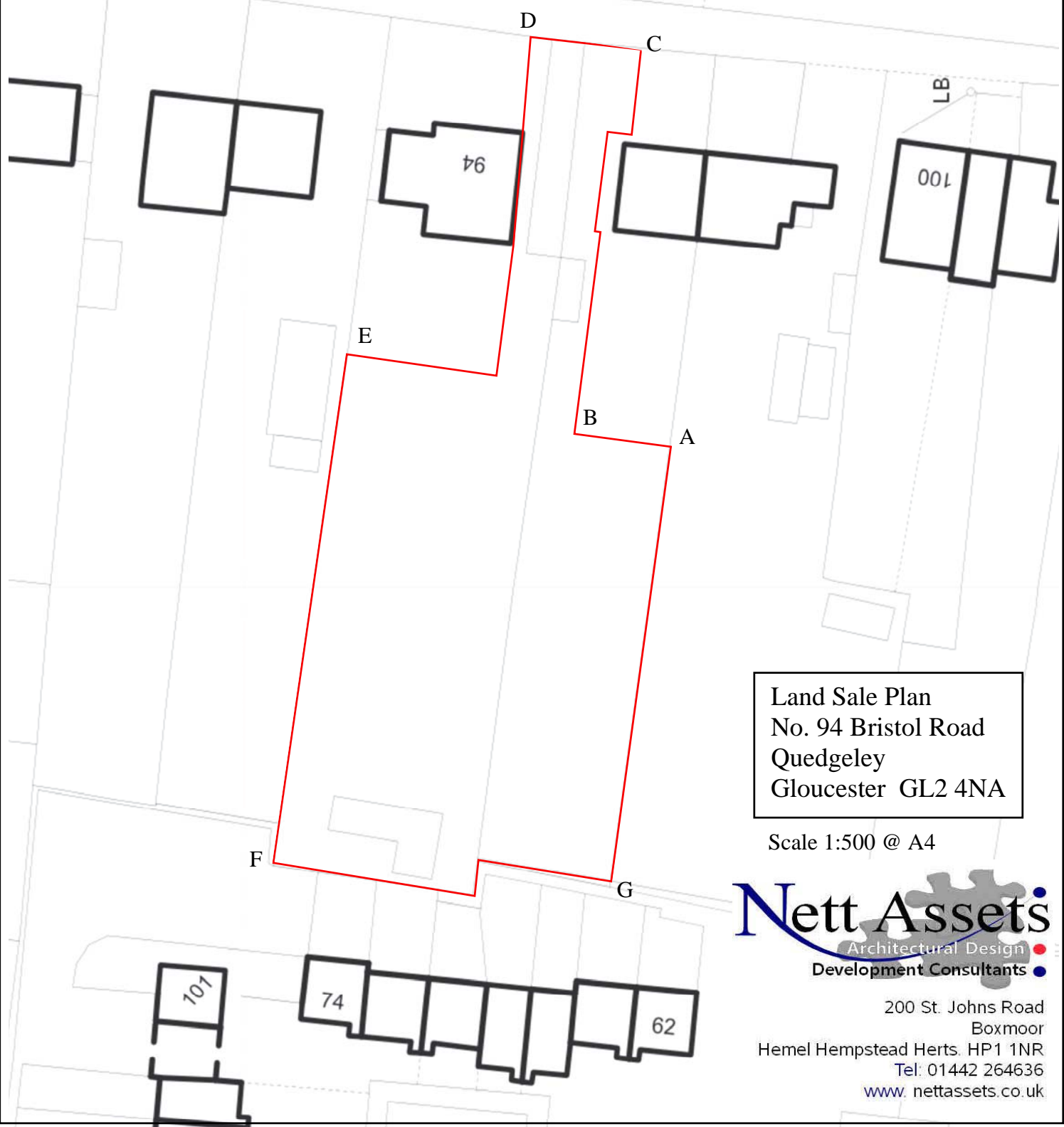
james
estate agents



FOX RUN

El Sub Sta

BRISTOL ROAD



Land Sale Plan
No. 94 Bristol Road
Quedgeley
Gloucester GL2 4NA

Scale 1:500 @ A4

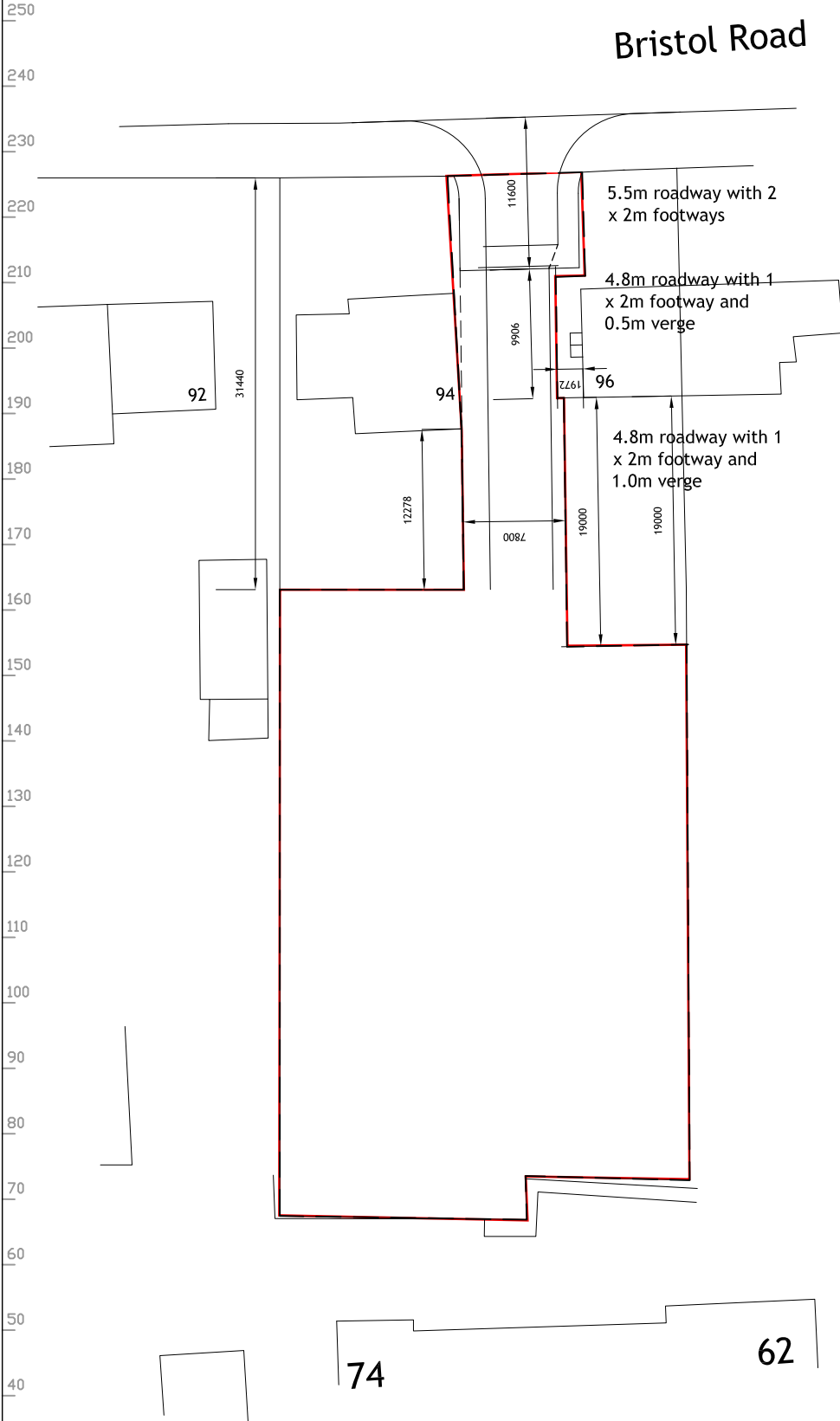


200 St. Johns Road
Boxmoor
Hemel Hempstead Herts. HP1 1NR
Tel: 01442 264636
www.nettassets.co.uk

FOX
Run



Bristol Road



Junction and Access road
indicative only

The extent of the land and the
dimensions shown are
approximate only and based
on an ordnance survey plan

Prospective purchasers should
use it as a guide and
undertake their own enquiries
to verify the information.

Minor adjustments to the site
area may be acceptable to the
seller subject to these being
notified prior to offer and
agreed.



Title		Proposed development rear of 94 Bristol Road Gloucester	
Detail		Site plan Based on Ordnance survey	
Date	Sept 2010	Job Ref	GL2 4NA
Scale	1:500	Drg No.	SK07
Nett Assets 200 St. Johns Road, Boxmoor Hemel Hempstead, Herts, HP1 1NR Tel: - 01442 264636 Web: www.nettassets.co.uk			Rev

Site plan 1:500

Proposed development land No. 94/96 Bristol Road Gloucester

Supporting information

Bristol Road Quedgeley Gloucester

Planning Authority

□ gemma delves
To Jonathan Tucker

27/09/2010
Reply ▾

Hi Jonathan

I confirm that the Local Planning Authority has no objection to the principle of redeveloping the site for residential use, providing any scheme is suitable in all other respects. To reiterate, here is an extract from my letter of 26 July 2010:

Principle of development

As you are most likely aware, in June 2010 the definition of previously developed land as set out in Planning Policy Statement 3, was amended to exclude residential curtilages. As a result, the Government's commitment to and encouragement of development on garden areas no longer applies.

Notwithstanding this, the Local Planning Authority (LPA) considers that any application for housing would be assessed against whether it meets the policy objectives within PPS3 i.e. would it result in efficient use of land, is the site a suitable location for housing development and does the proposal achieve high quality housing. It would also be assessed whether the proposal complies with the City Councils development plan policies (see the Second Stage Deposit City of Gloucester Local Plan (2002)).

In this instance, it is considered that the proposed site may be a suitable location for housing development in principle, given that it located within a well-established residential area. However, any scheme must be suitable in all other respects.

I hope that this is what you were looking for? Yes we were starting to make progress, but understand that Sarif wants to sell.

Kind regards

Gemma

Highway Authority

□ DARKES, John [Add to contacts](#)
To Jonathan Tucker

10:03
Reply ▾

Dear Jonathan,

Thank you for the amended drawing SK7 which conforms with our earlier discussions that revolved around the access.

However as the drawing only deals with the access I need to clarify some other issues that were not discussed during our telephone discussion for the remaining part of the cul-de-sac:-

1. The **two** metre footway will need to wrap around the turning head.
2. The **access** road can be 4.8m wide as shown and discussed but the carriageway in the turning head will need to be widened to 5.5m to enable a three axle refuse vehicle to turn.
3. A dropped pedestrian crossing with tactiles will be required for pedestrians on Bristol road crossing the new bell-mouth.
4. Street lighting provision will need to be agreed.
5. Surface water drainage proposals will need to be submitted.
6. If the submitted SK07 is a revision of an original SK07 drawing can you please indicate the revision letter of the drawing in the box provided.

Regards

John
John L S Darkes
Development Coordinator
Environment
Gloucestershire County Council
(Shire Hall, Westgate Street, Gloucester GL1 2TG)