

**On the instructions of Gloucestershire County Council  
Residential Development Opportunity**



# Land South of Leonard Stanley Primary School, Bath Road, Leonard Stanley, GL10 3LY

Proposed allocation for up to 25 dwellings in the Emerging Local Plan  
0.74 hectares | 1.83 acres

- Popular residential village
- Greenfield site
- Adjacent to a David Wilson Homes Development



# Summary

## Development Opportunity

- Greenfield site adjacent to Leonard Stanley C of E Primary School and a David Wilson Homes development.
- Allocation in the Emerging Local Plan for up to 25 dwellings (allocation reference: PS16).
- Indicative scheme proposal highlighting a development for 21 dwellings together with attenuation.
- Generally level section of land enclosed with hedges and trees to Bath Road and Lyndon Morgan Way - 0.74 hectares (1.83 acres).
- Freehold interest - offers invited on an unconditional or subject to planning basis.



# Location

## Location

The development site is located within the village of Leonard Stanley, which has an approximate population of 1,500. The village benefits from links to the A419 and Junction 13 of the M5.

The site is situated adjacent to Bath Road in the section between Leonard Stanley C of E Primary School and Lyndon Morgan Way (completed David Wilson Homes development).

Local amenities include convenience store, village shop, public house and village hall.



**M5**



**3.5 miles**

**Stonehouse**



**1.5 miles**

**Stroud**



**3.5 miles**

**Gloucester**



**12 miles**

# Description

The site comprises a greenfield residential development opportunity (Emerging Plan allocation) totaling approximately 0.74 hectares (1.83 acres).

The site is generally level and the Bath Road and Lyndon Morgan Way boundaries are enclosed with established hedges and trees. The purchaser will be required to erect a new fence to the school boundary.

The indicative scheme proposal provides for a new access via a mini roundabout.

## Services

We are advised that all mains services are available within the public highway.

The purchaser should make their own enquiries of the relevant authorities in respect of service capacity for any proposed development.

## Planning

The site is situated within the settlement of Leonard Stanley but outside the settlement boundary based on the 2015 Stroud Local Plan.

The Local Plan is under review and the site is allocated for up to 25 dwellings within the Emerging Local Plan (Allocation reference: PS16). It is identified for “a modest development for housing and open space uses”.

The purchaser will be responsible for all planning costs including Section 106 and CIL.

The scheme drawing prepared by Quattro Design Architects highlights a 21 dwelling development (2, 3, 4 and 5 bed dwellings) including 5 affordable units. The scheme has been prepared in consultation with McLoughlin Planning.

The Local Planning Authority is Stroud District Council (telephone 01453 766321).



# Title | Price | Bid Deadline | Information Pack

## Information/Technical Pack

All available information can be provided in pdf format. The information includes:

- Registered Title.
- McLoughlin Planning Note.
- Revised Planning Policy Note.
- Fencing specification and plan.
- Illustrative scheme plan layout (Quattro Design Architects).
- Ground Investigation Report (November 2022).
- Transport Statement.
- Mini roundabout access layout plan.
- Services plans.
- Drainage strategy.
- Ecology appraisal.
- Tree survey.

## Tenure

The site is owned freehold and currently forms part of Title No GR351606.

We have not had sight of the full title documentation and interested parties/legal advisors should rely on their own investigations.

## Price & Overage

Unconditional and subject to planning offers will be invited during the marketing campaign.

Parties will also be invited to make overage proposals in respect of any planning consent for more than the 21 dwellings highlighted on the indicative scheme proposal.

## Terms/Method of Sale

Sale of the freehold interest with vacant possession upon completion.

A letter confirming the method of sale/bidding guidelines, will be issued during the marketing.

Financial and accountancy references may be sought from any prospective purchaser prior to agreement of terms.

## Legal Costs

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

## VAT

No VAT will be charged on the sale.



# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



**Alder King Property Consultants**  
Brunswick House  
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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 regulations. 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.

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