

Preliminary Details

Employment Land For Development

LYDNEY EAST, LYDNEY, GLOUCESTERSHIRE, GL15 5FL

Approximately 10.0 acres

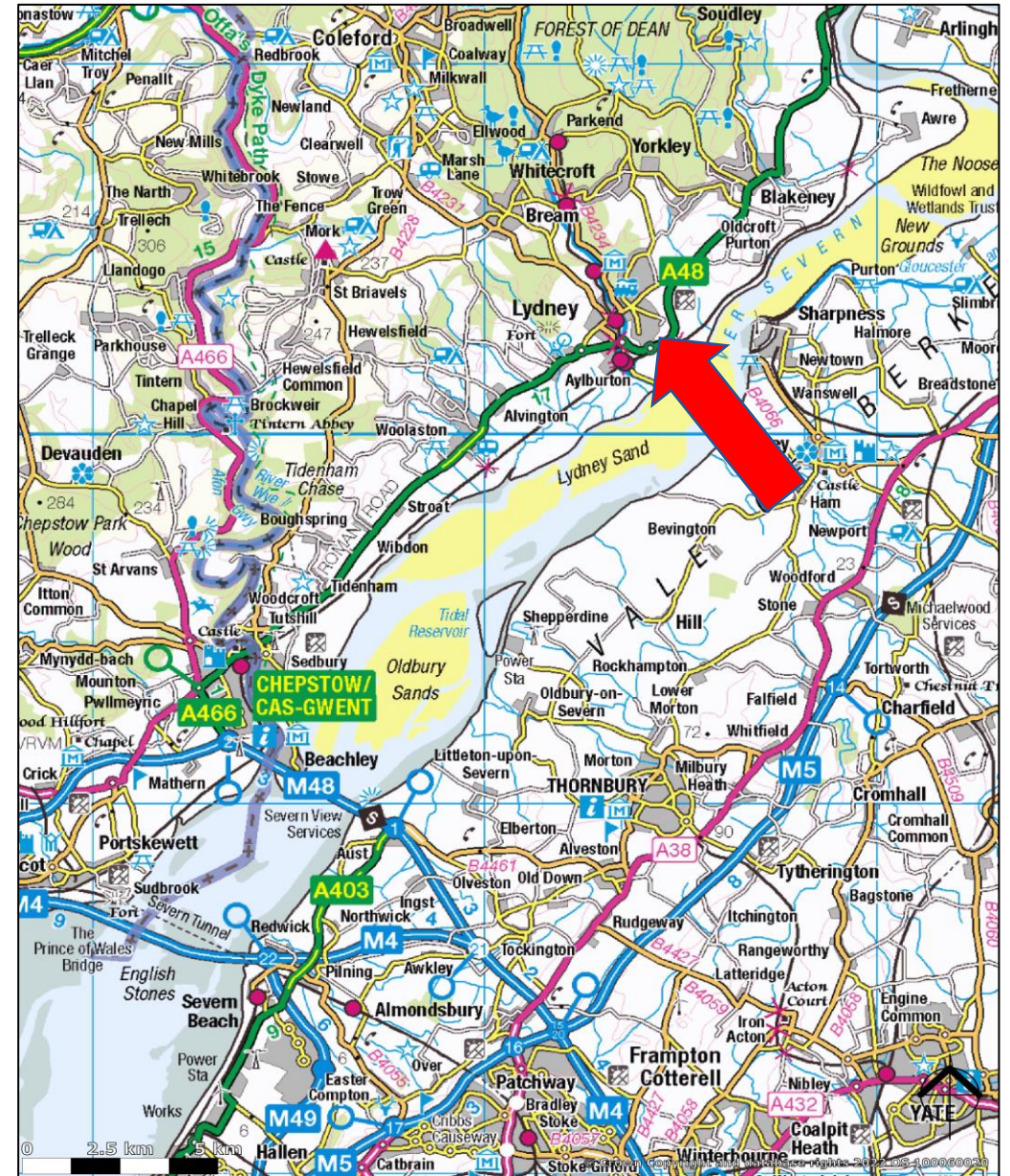
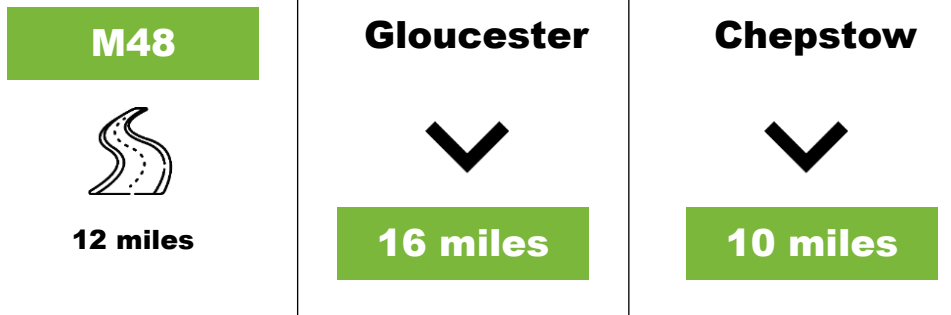
- Outline planning consent for Class E(g), C1, C2, D1 and D2 uses
- Available for development on a build to suit basis
- Adjacent to the A48 Lydney Bypass to be accessed from within the Lydney East residential scheme



Location

The employment site forms part of the Lydney East strategic residential development scheme and is located east of the town alongside the A48 Lydney Bypass. The town centre is approximately one mile to the west.

A new roundabout access is to be formed onto the A48 to provide additional access for the wider scheme. The A48 provides access to Gloucester, which is approximately 16 miles north west and to the M48 at Chepstow approximately 12 miles south west.





Description/Planning/Proposal

Description and Planning

The site comprises the employment allocation for the Lydney East scheme and extends to approximately 10 acres.

Outline planning consent exists for uses including:-

- Offices, Research and Development, Light Industrial
- Hotels
- Residential Care Homes, Hospitals, Nursing Homes etc
- Education and Training

Land to the north of the subject site is to be developed as a local retail centre.

A new access to the wider development is to be formed onto the A48 alongside the proposed residential development. Access to the employment land will be via the residential infrastructure.

Proposal

The land is to come forward for development on a build to suit basis.

Development will need to be compatible with the adjoining residential development and access to the employment land will be from the residential infrastructure.

Further Information

For further information please contact the agents:



Alder King Property Consultants

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AK Ref: AJGR/LDG/N98162

Date: May 2023

Subject to Contract



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