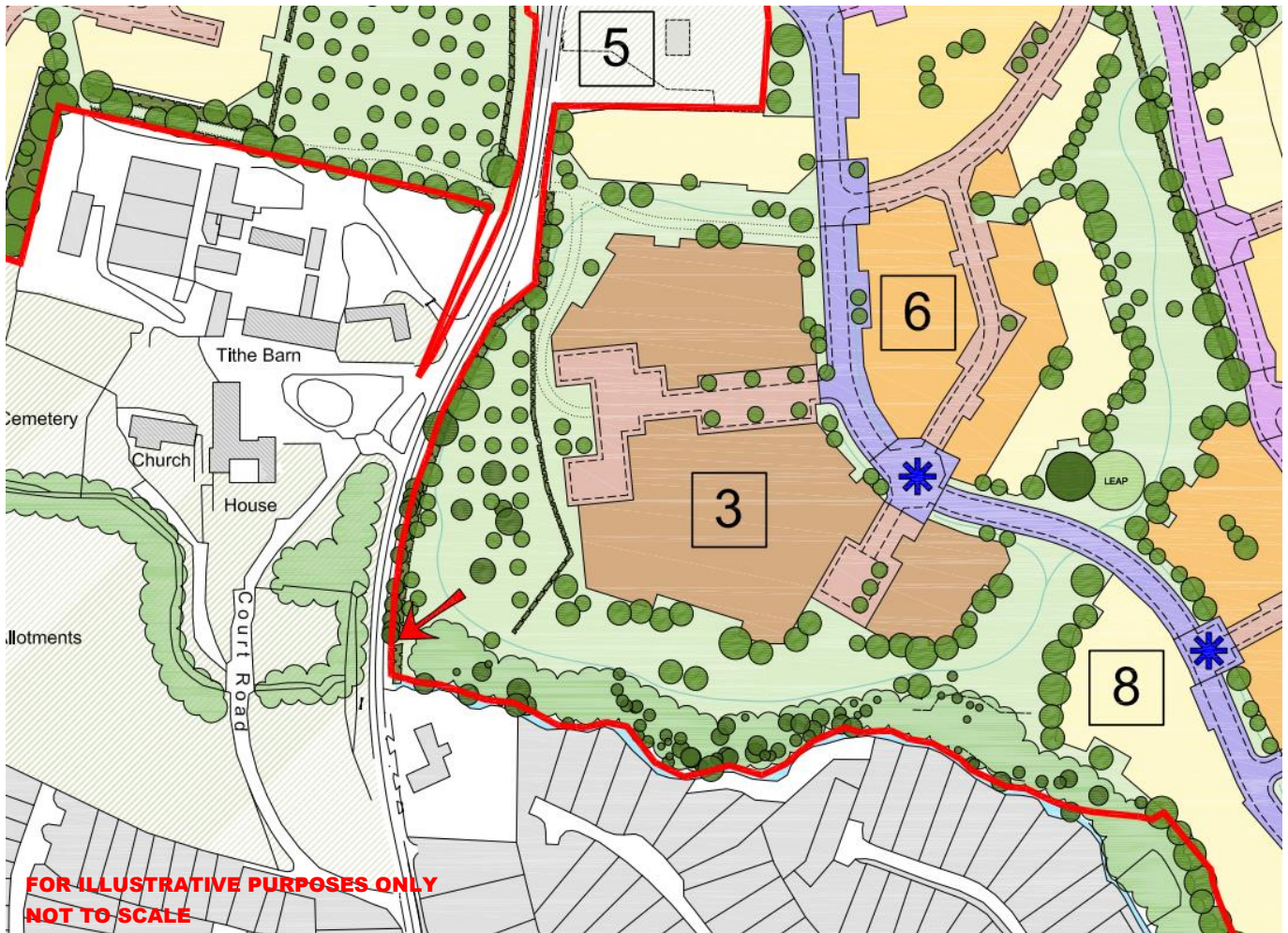


# LAND WITH OUTLINE PLANNING PERMISSION FOR DOCTOR'S SURGERY



Perrybrook, Brockworth  
Site Location Plan



# LAND AT PERRYBROOK BROCKWORTH, GLOUCESTERSHIRE

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## CONTEXT

The Perrybrook development area is a 1,500-dwelling urban extension to the northern edge of Gloucester village of Brockworth.

The landowners have a long-term for disposal of residential, commercial and mixed used development opportunities, having sold initial phases of residential development land to Taylor Wimpey, Linden and Bellway.

Perrybrook benefits from a site-wide outline planning permission. This planning permission is defined by a Section 106 Agreement that obliges the landowners to make land available for a doctor's surgery, as follows:

*An area of land on (the Perrybrook Development Area) for use as a doctor's surgery (and associated health care uses, which for the avoidance of doubt may include a dentistry practice) of not less than 0.4 hectares (0.98 acres) in a location in the approximate position as shown on the Master Plans (unless otherwise agreed by the council) and as approved as part of a Reserved Matters application and which has vehicular access up to its boundary and connections at its boundary to foul and surface water drainage mains water electricity and telecommunications services".*

## LOCATION

Brockworth is a large village with an estimated population of 7,386 (2011 census), along with multiple employment sites (including the Gloucester Business Park, with occupiers such as Tesco Express, BAE Systems, Direct Wines, Ageas insurance and Virgin Active). The village also benefits from a secondary school (Millbrook Academy), three primary schools and various retail and leisure offerings, to include a Tesco Extra superstore, post offices and gyms.

The village sits below the famous Coopers Hill, the location of the world renowned annual 'cheese rolling' event.

The Perrybrook development is named after the Perry pear orchards and the Horsbere Brook found on the wider property.

The A46 and A417 provide direct links into Gloucester, Cheltenham, Cirencester and Stroud, as well as to the M5 (junction 11A – 1.5 miles).

## DESCRIPTION

The conceptual masterplan provides for the doctor's surgery to be situated within parcel three – the community facilities neighborhood centre.

Alongside the doctors's surgery, parcel three is allocated for a range of retail uses.

The parcel sits to the east of Court Road and to the immediate south of the proposed central spine road.

Neighbouring land uses included proposed residential development to the north and east and proposed soft and hard landscaping to the south and west.

The property currently comprises of open agricultural land formerly in arable production.

The topography is broadly level and the boundaries are currently un-marked on the ground.

## PLANNING

Twexbury Borough Council granted outline planning permission (Reference: **12/01256/OUT**) for the land at Perrybrook to the North of Brockworth and to the South of the A417 Brockworth on 29<sup>th</sup> January 2013 for:

*"Outline application for a mixed-use development of up to 1,500 dwelling, including extra care housing, community facilities including A1, A2, A3, A4 and A5 local retail shops (totalling 2,500m<sup>2</sup>), B1/B8 employment uses (totalling 22,000m<sup>2</sup>), D1 health facilities and formal and informal public open space (including means of access)".*

The outline planning permission contains a number of conditions and is subject to a Section 106 Agreement.

## METHOD OF SALE

The opportunity is offered for sale freehold with vacant possession by private treaty.

Expressions of Interest are invited by email to Leo Goodman-Jones. The deadline to submit expressions of interest is available on request.

## VIEWING

The property may be viewed from the highway. Parties wishing to walk the site should arrange an appointment with Carter Jonas.

## FURTHER INFORMATION

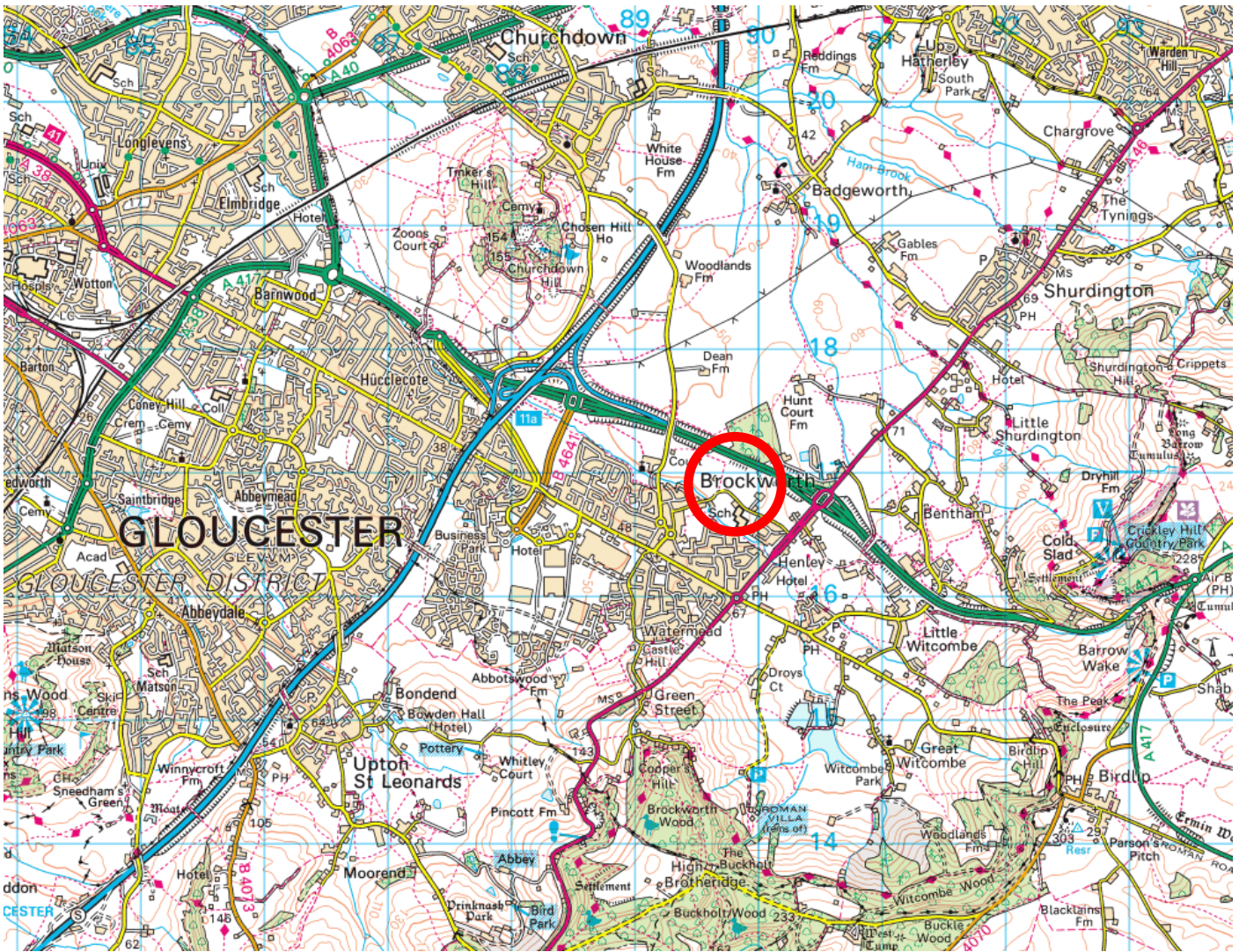
An information pack has been prepared to accompany these particulars and includes all relevant planning, technical and legal information.

This is available on request and prospective purchasers should note that the vendor will expect them to have obtained and carefully considered the contents of the Information Pack prior to submitting their offer.

For further information or to receive the Information Pack, please contact **Leo Goodman-Jones**. Particulars prepared February 2020.



## LOCATION PLAN



## CONTACT

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## IMPORTANT INFORMATION

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