



BROADMOOR CLOSE DEVELOPMENT SITE

STEAM MILLS ROAD | CINDERFORD | GLOUCESTERSHIRE







BROADMOOR CLOSE DEVELOPMENT SITE

STEAM MILLS ROAD | CINDERFORD | GLOUCESTERSHIRE | GL14 3HY

BROADMOOR CLOSE DEVELOPMENT SITE OFFERS AN EXCELLENT RESIDENTIAL DEVELOPMENT SITE OPPORTUNITY COMPRISING OF FULL PLANNING CONSENT FOR THE DEMOLITION OF THE EXISTING COTTAGE, AND CONSTRUCTION OF FIVE DETACHED DWELLINGS, WITH DIRECT ACCESS FROM STEAM MILLS ROAD ON THE NORTHERN EDGE OF THE POPULAR SETTLEMENT OF CINDERFORD.

The development site forms an infill development site within existing residential and commercial development along Steam Mills Road, with woodland and countryside opposite the proposed development. The site is within walking distance of the key town amenities including a range wide of retail and recreational facilities and Forest View Primary School, Leisure Centre & Sports Club facilities. Full planning consent has been granted for 3 No. three-bedroom detached bungalows and 2 No. four bedroom detached bungalows, which are anticipated to have strong appeal in the local market.

- Superb infill site of existing Broadmoor Cottage & Garden •
- Direct connection from Steam Mills Road on northern edge of Cinderford •
- Easy accessibility to main road network & wide range of facilities within Cinderford •
- Planning consent provides for 3 No. Detached Three-Bedroom Dormer Bungalows & 2 No. Four-Bedroom Detached Dormer Bungalows •
- Spacious plots with driveways & garages/carports to serve each dwelling •
 - Mains services connected to existing dwelling on site •
 - No Affordable Housing Sum / Section 106/CIL Contributions payable •
 - Site Area – approximately 0.65 acre (0.26 hectare) •

Cinderford town centre 0.5 mile • Coleford 6.7 miles
 Ross-on-Wye 8 miles • Lydney 10 miles • Monmouth 12 miles
 Gloucester 15.5 miles • (all distances are approximate)

These particulars, photographs and plans are intended as a guide and for indicative purposes only and must not be relied upon as a statement of fact or to be visually correct. Your attention is drawn to the Important Notice at the end of the brochure.

LOCATION & SITUATION

Cinderford is located on the eastern fringe of the Forest of Dean in Gloucestershire. The town has developed from its ex-mining heritage to be one of the core settlements in the beautiful Forest of Dean district. There is a strong residential community and extensive commercial enterprises & businesses all based in the town, and with many being focused on the thriving local tourism economy. Cinderford is well connected to the other main towns of Coleford and Lydney, and with the Wye Valley towns of Ross-on-Wye and Monmouth, all within easy reach, as is the Cathedral City of Gloucester.

Cinderford is highly regarded for its extensive range of local facilities, amenities, employment and educational establishments. There are a number of renowned leisure, recreational and historical attractions in the wider Forest of Dean & Wye Valley region, which along with strong employment centres, particularly at Lydney & Gloucester, which all make the location extremely desirable as a sustainable town.

There is excellent accessibility to the main trunk road network of the A40, via the A4136, and A48, via the A4151. The A40 & A48 connect directly to Gloucester and Ross-on-Wye / Lydney respectively.

The development site is well situated directly to the west, and accessed from, Steam Mills Road enjoys an attractive fringe of town position, with woodland and open countryside directly opposite the site across Steam Mills Road. The proposed dwellings are set out in an appealing private close style, referred to for marketing purposes as Broadmoor Close, after the existing dwelling upon the site.

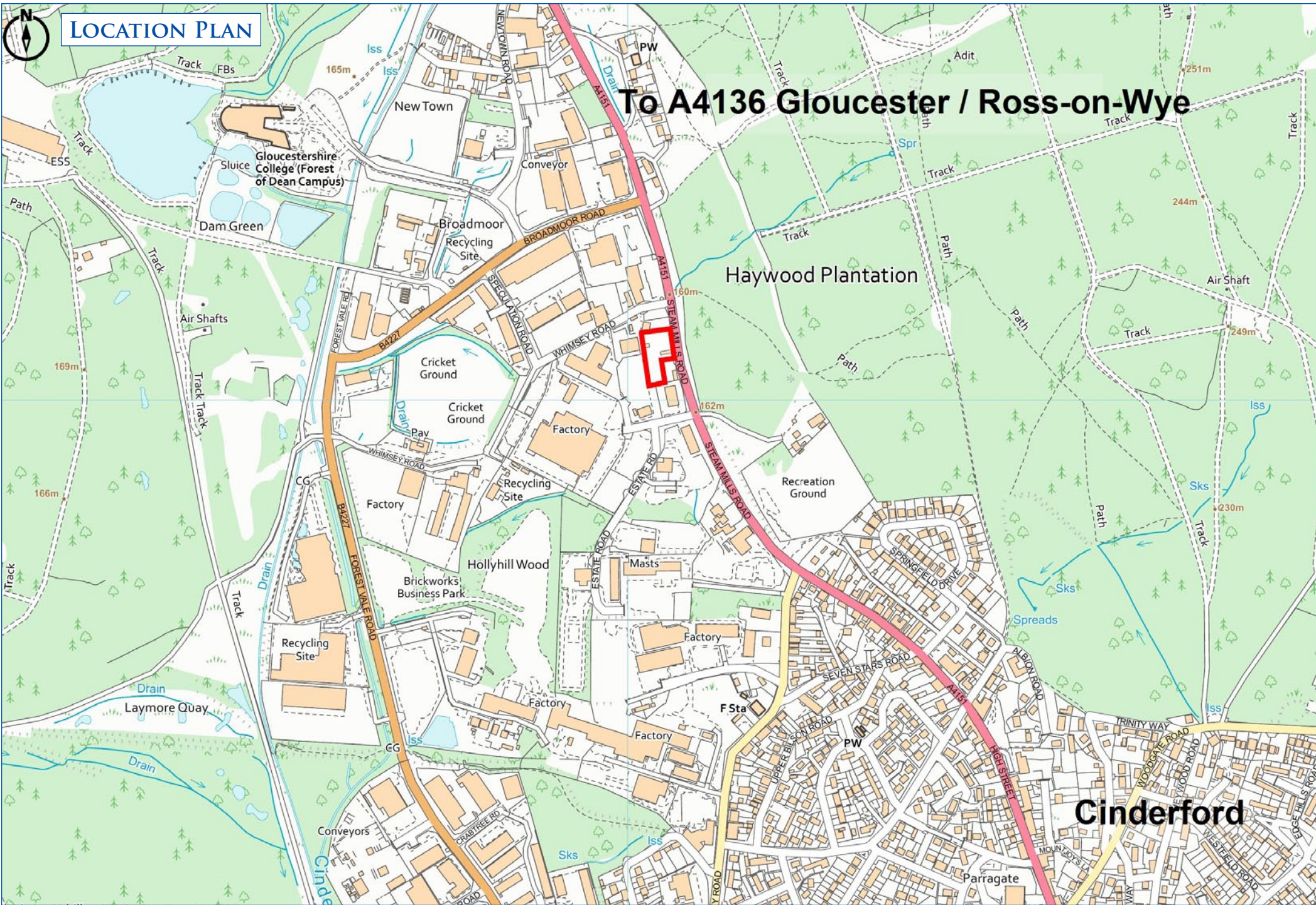
The significant range of recreation, leisure, and tourism businesses within Cinderford are outlined on the website www.visitdeanwe.co.uk/cinderford with an extensive number of retail and other commercial businesses, along with several Primary Schools and Health Centre.





LOCATION PLAN

To A4136 Gloucester / Ross-on-Wye



Cinderford

BROADMOOR CLOSE DEVELOPMENT SITE

The site forms a natural infill development, between existing residential dwellings and flanked by commercial business park adjacent and fronting onto Steam Mills Road. The planning permission provides for the demolition of the existing dwelling, and construction of 5 No. detached dormer-bungalow dwellings (see dwelling sizes below), along with a repositioned site access. It is anticipated the provision of five bungalows at the settlement of Cinderford will be highly sought after in the local market once developed out.

The proposed scheme has been carefully designed to provide for a well laid out site, with modest garden curtilage to each plot. All dwellings with private driveway parking and the benefit of a single garage or double carport. The site benefits from direct access from Steam Mills Road.

The planning consent provides for the development of;

2 No. Three Bedroom Dormer Bungalows @ 103 Sq. m (1,108 Sq. ft) per dwelling
1 No. Dormer Bungalow @ 121 Sq. m (1,302 Sq. ft) per dwelling
2 No. Four Bedroom Dormer Bungalows @ 118 Sq. m (1,270 Sq. ft) per dwelling
(all sizes guide only based on architects confirmed measurements)

PLANNING CONSENT

Full Planning Permission for the demolition of the existing residential dwelling and erection of five new residential dwellings (C3) along with open space, associated infrastructure and relocated highway access, granted under Planning Reference No. P1927/21/FUL, dated 13th July 2022.

The approved Site Layout Plan is shown opposite. The proposed Elevation & Floorplans which have been approved are displayed within this Brochure. For a copy of the Planning Decision Notice please contact Powells or download directly from the Forest of Dean District Council Planning Portal.

Please note that planning condition's No. 6 & No. 8 there are intrusive site investigation works to be undertaken by the developer in respect of any past coal mining activity and soakaway testing. Consideration will be given to a sale contract being conditional upon these site investigation works being undertaken and found to be satisfactory.



PROPOSED SITE PLAN



NOTES:

- 1: All dimensions are in millimeters.
- 2: Do not scale off drawing.
- 3: All dimensions to be verified on site.
- 4: The Architect is to be notified of any discrepancies.
- 5: Only to be used for the purposes it was issued for.

APPLICATION BOUNDARY
AREA 0.65 ACRES

FOR PLANNING

PROJECT

PROPOSED REDEVELOPMENT OF
BROADMOOR COTTAGE, CINDERFORD,
GL14 3HY

DRAWING

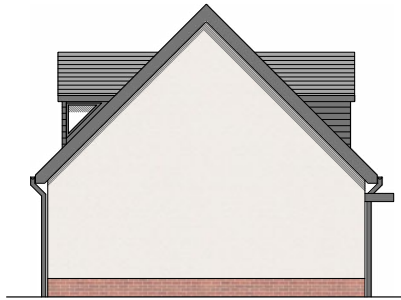
PROPOSED SITE LAYOUT

DRAWING No	REVISION		
010.12.004	-		
PAPER	SCALE	DATE	DRAWN BY
A3	1:500	19.11.21	TF



TNR ARCHITECTS
07865912536
info@tnr-architects.co.uk
www.tnr-architects.co.uk

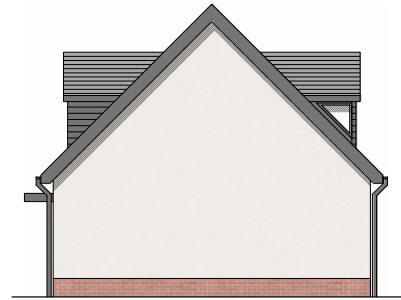
PROPOSED ELEVATIONS & FLOOR PLAN DRAWINGS – PLOTS 1 & 2



PLOT 1
PROPOSED SOUTH ELEVATION - 1:100



PLOT 1
PROPOSED EAST (FRONT) ELEVATION - 1:100

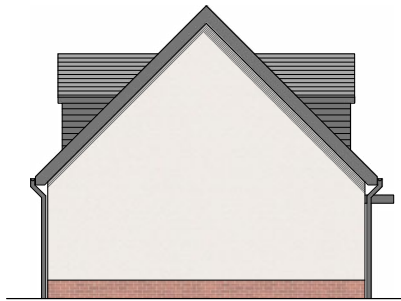


PLOT 1
PROPOSED NORTH ELEVATION - 1:100



PLOT 1
PROPOSED WEST (REAR) ELEVATION - 1:100

PLOT 1 PROPOSED ELEVATIONS



PLOT 2
PROPOSED SOUTH ELEVATION - 1:100



PLOT 2
PROPOSED EAST (FRONT) ELEVATION - 1:100

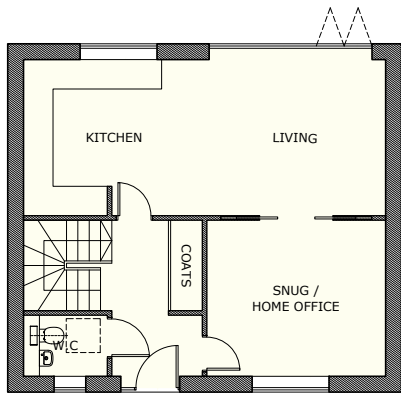


PLOT 2
PROPOSED NORTH ELEVATION - 1:100

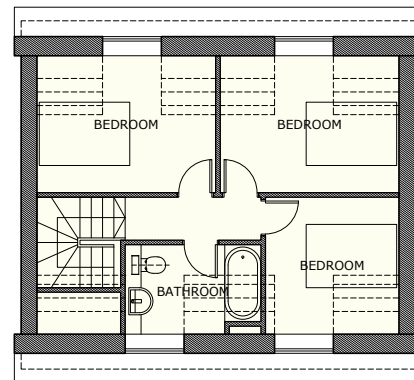


PLOT 2
PROPOSED WEST (REAR) ELEVATION - 1:100

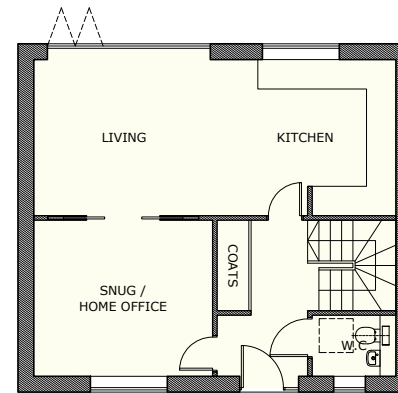
PLOT 2 PROPOSED ELEVATIONS



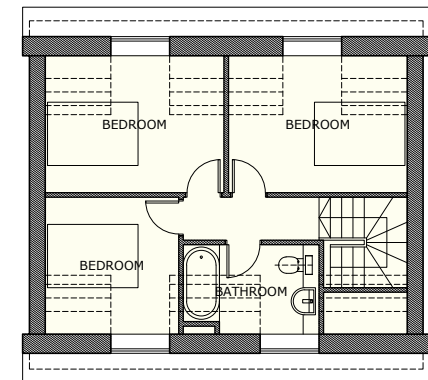
PLOT 1
PROPOSED GROUND FLOOR PLAN - 1:100



PLOT 1
PROPOSED FIRST FLOOR PLAN - 1:100



PLOT 2
PROPOSED GROUND FLOOR PLAN - 1:100



PLOT 2
PROPOSED FIRST FLOOR PLAN - 1:100

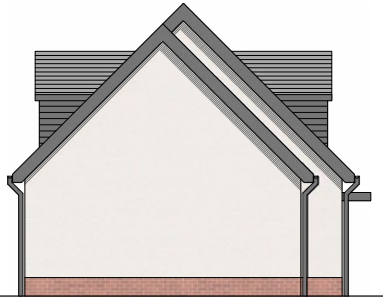
PLOT 1 PROPOSED GROUND FLOOR

PLOT 1 PROPOSED FIRST FLOOR

PLOT 2 PROPOSED GROUND FLOOR

PLOT 2 PROPOSED FIRST FLOOR

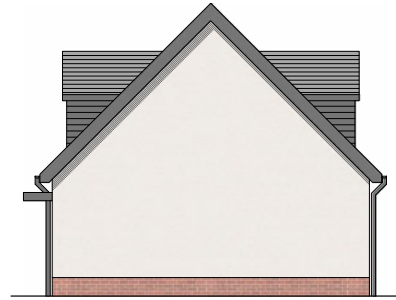
PROPOSED ELEVATIONS & FLOOR PLAN DRAWINGS – PLOT 3



PLOT 3
PROPOSED WEST ELEVATION - 1:100



PLOT 3
PROPOSED SOUTH (FRONT) ELEVATION - 1:100

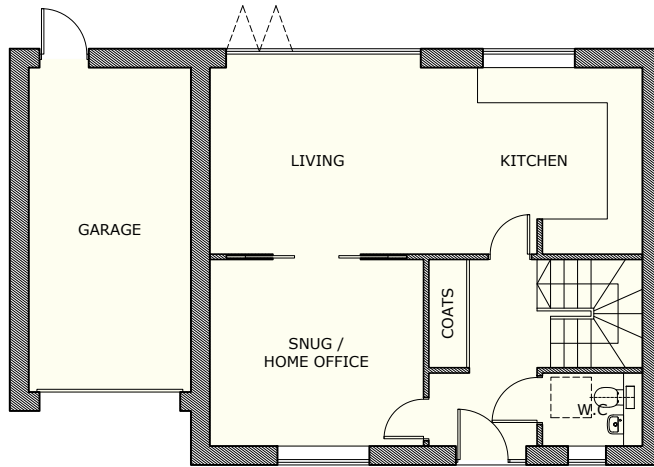


PLOT 3
PROPOSED EAST ELEVATION - 1:100



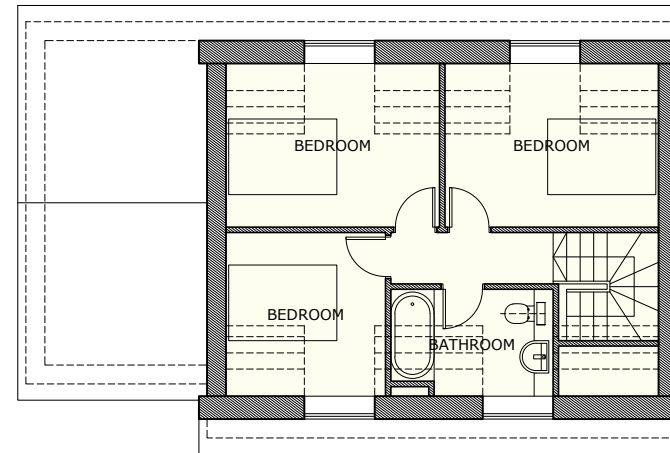
PLOT 3
PROPOSED NORTH (REAR) ELEVATION - 1:100

PLOT 3 PROPOSED ELEVATIONS



PROPOSED GROUND FLOOR PLAN - 1:100

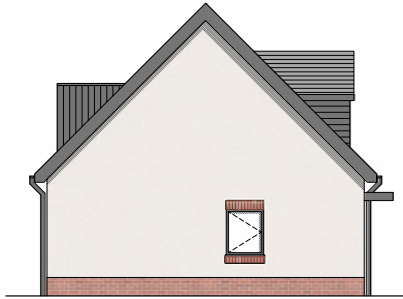
PLOT 3 PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR PLAN - 1:100

PLOT 3 PROPOSED FIRST FLOOR

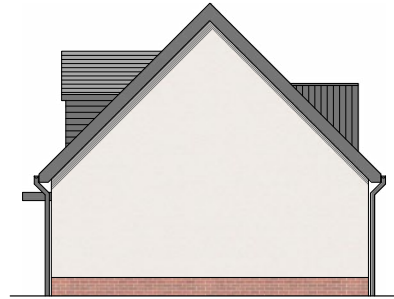
PROPOSED ELEVATIONS & FLOOR PLAN DRAWINGS – PLOTS 4 & 5



PLOT 4
PROPOSED SOUTH ELEVATION - 1:100



PLOT 4
PROPOSED EAST (FRONT) ELEVATION - 1:100

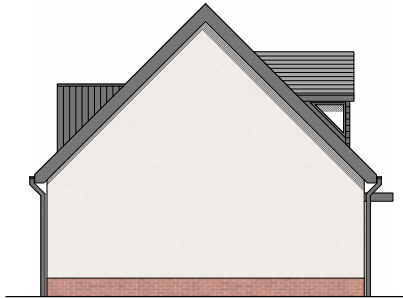


PLOT 4
PROPOSED NORTH ELEVATION - 1:100



PLOT 4
PROPOSED WEST (REAR) ELEVATION - 1:100

PLOT 4 PROPOSED ELEVATIONS



PLOT 5
PROPOSED SOUTH ELEVATION - 1:100



PLOT 5
PROPOSED EAST (FRONT) ELEVATION - 1:100

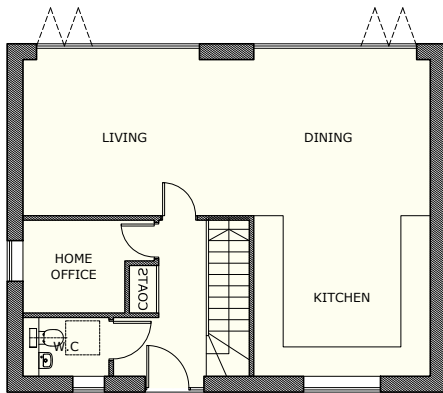


PLOT 5
PROPOSED NORTH ELEVATION - 1:100

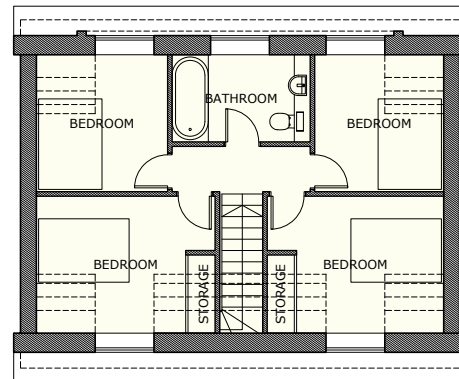


PLOT 5
PROPOSED WEST (REAR) ELEVATION - 1:100

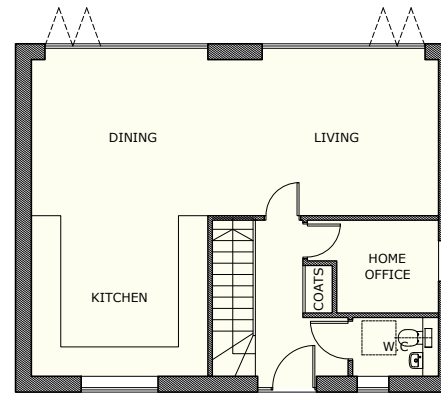
PLOT 5 PROPOSED ELEVATIONS



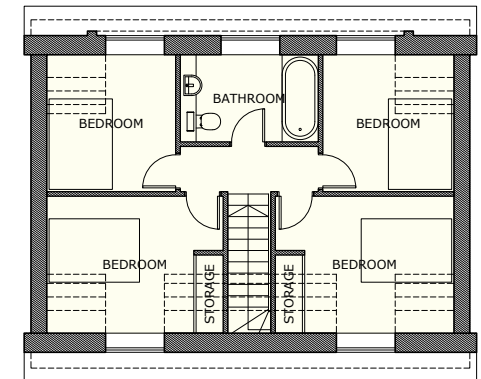
PLOT 4
PROPOSED GROUND FLOOR PLAN - 1:100



PLOT 4
PROPOSED FIRST FLOOR PLAN - 1:100



PLOT 5
PROPOSED GROUND FLOOR PLAN - 1:100



PLOT 5
PROPOSED FIRST FLOOR PLAN - 1:100

PLOT 4 PROPOSED GROUND FLOOR

PLOT 4 PROPOSED FIRST FLOOR

PLOT 5 PROPOSED GROUND FLOOR

PLOT 5 PROPOSED FIRST FLOOR

KEY INFORMATION

Services: Electricity & Mains Water are connected to the existing dwelling on site, which also connects to a combined surface water and foul drainage sewer on site. Any interested parties are to make, and rely upon, their own enquiries in respect of the availability and connection of all services/utilities that will serve the site.

Wayleaves & Easements: The site is sold subject to any existing Wayleaves & Easements that may exist at the date of marketing.

Sale Method: Broadmoor Close Development Site is available For Sale by Private Treaty. The Vendor & Selling Agents reserve the right to conclude the sale by any alternative Sale Method.

Local Planning Authority: Forest of Dean District Council. Telephone: 01594 810000.

Viewings: Interested parties are welcome to view the site from the roadside at any time during daylight hours with a copy of this Brochure. For a walkover site visit please contact the selling agents to arrange this as Broadmoor Cottage is currently occupied.

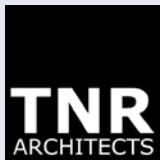
Directions: From Cinderford town centre & High Street, proceed north from the High Street, which becomes Steam Mills Road (A4151). The development site can be found on the west side of Steam Mills Road (approximately 0.2 miles after the turning into Valley Road on the left, and prior to the left turning into Whimsey Road). Broadmoor Cottage fronts onto Steam Mills Road.

Planning Consent: The planning consent secured upon this development site has been achieved by the Powells Planning & Development Promotion Team.

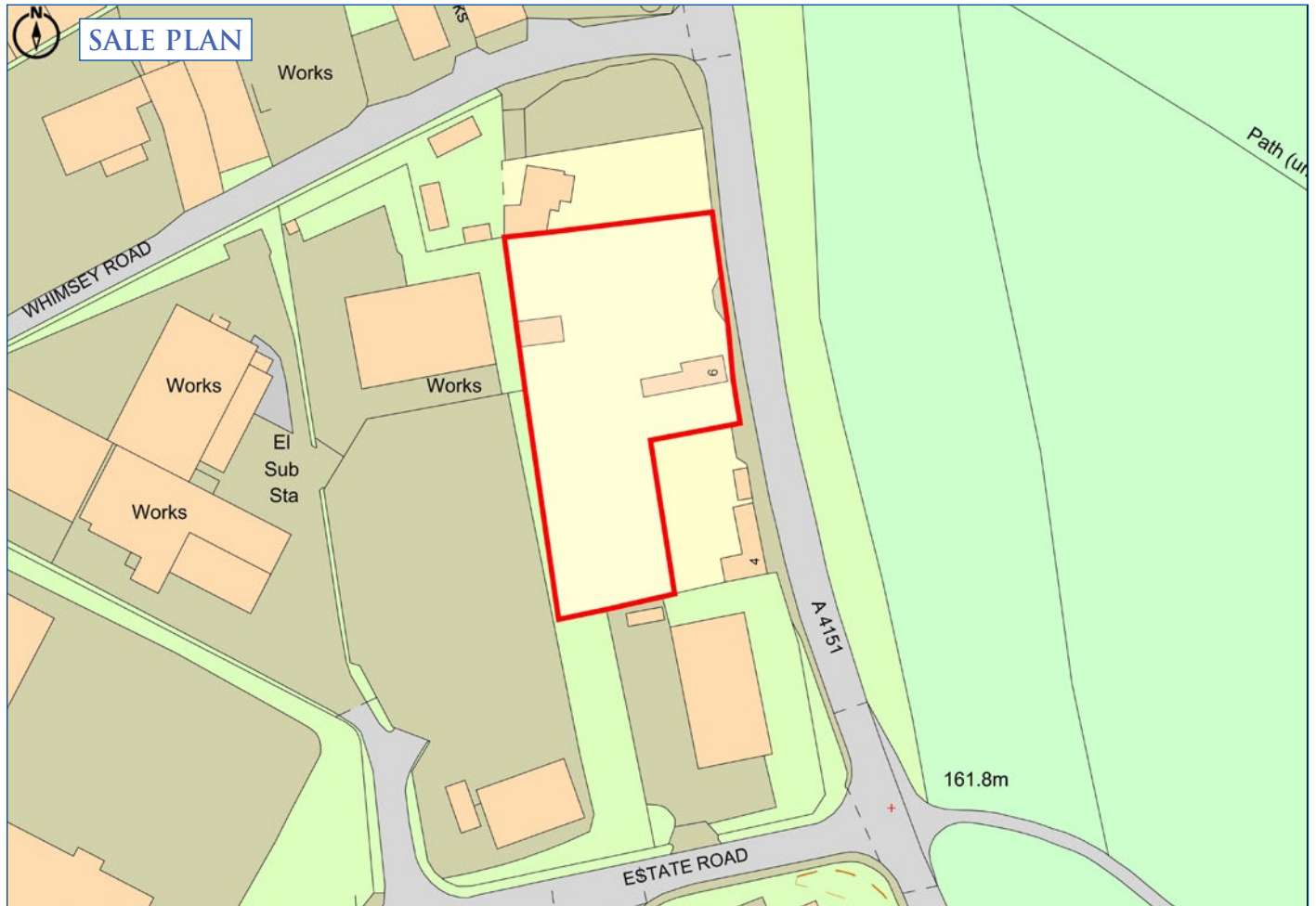
Telephone 01600 714140 | www.powellsrural.co.uk/planning&developmentpromotion

Technical design & architectural work undertaken by TNR Architects.

www.tnr-architects.co.uk



Development & Selling Agents



Powells

Singleton Court Business Park
Monmouth
NP25 5JA

Telephone: 01600 714140

Email: enquiries@powellsrural.co.uk

Website: www.powellsrural.co.uk

IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that a l information is correct. 4. VAT: The VAT position relating to the property may change without notice.

Particulars prepared September 2022

