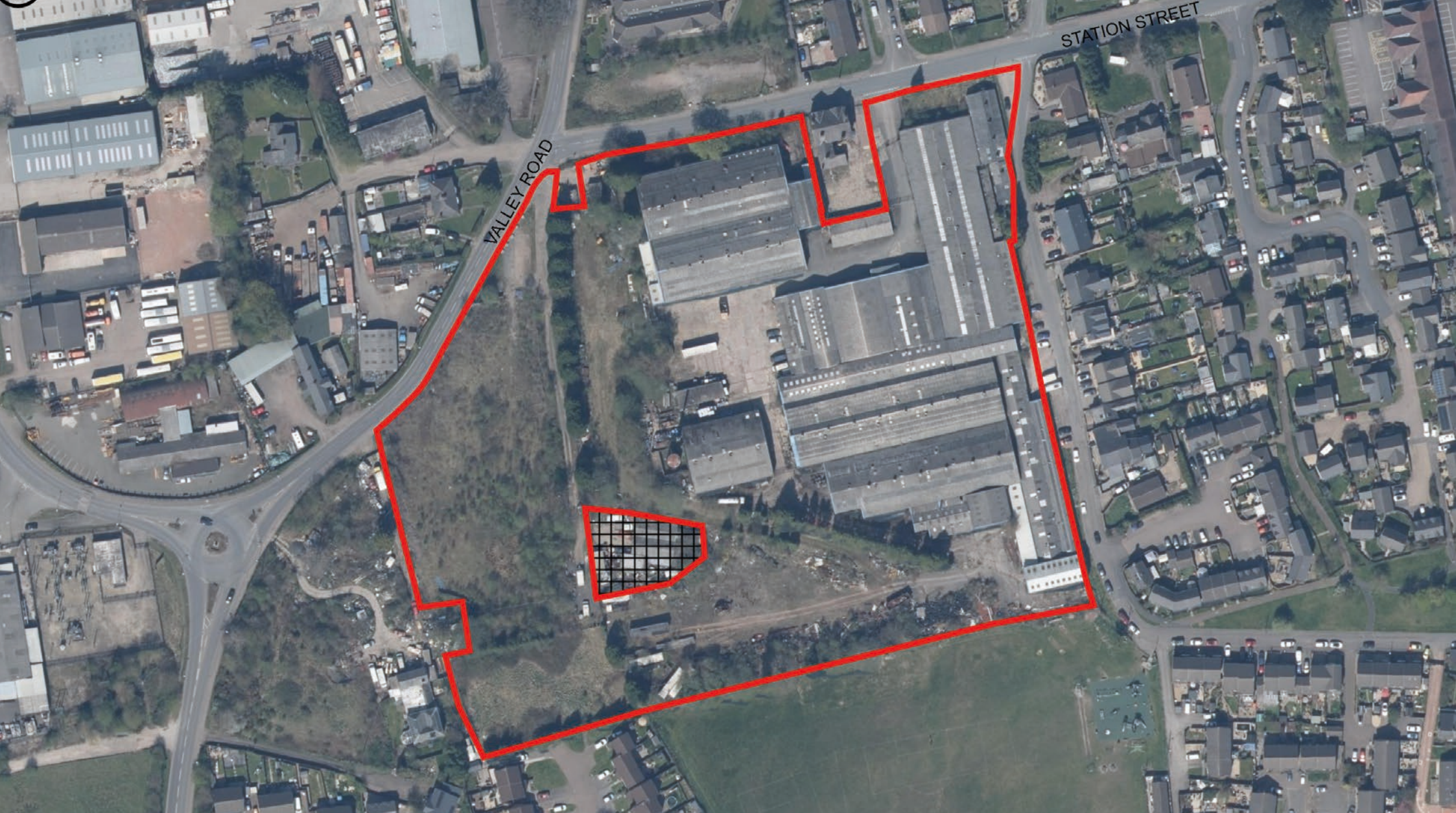




LAND AT STATION STREET, CINDERFORD, GLOUCESTERSHIRE, GL14 2LF

RESIDENTIAL DEVELOPMENT OPPORTUNITY | ALLOCATED BROWNFIELD SITE

A prime circa 3.76 hectare (9.29 acre) brownfield development opportunity allocated for residential use within the adopted Forest of Dean Allocations Plan.

SITE INFORMATION & PLANNING CONTEXT

A brownfield site extending to approximately 3.76 hectares (9.29 acres), located off Station Street, Cinderford, within the Forest of Dean District. The site area specifically excludes the land hatched in black which is owned by a third party.

The site is allocated for residential development in the adopted Allocations Plan benefitting from a strong planning precedent with now expired previous consents for circa 130 dwellings.

The land is offered on a 'subject to planning' basis, inviting Option Agreement, Promotion Agreement, or Conditional Contract proposals from suitably experienced developers.

DUE DILIGENCE

Developers are to rely upon their own investigations in respect of demolition, contamination, ground conditions, and remediation costs.

All such assumptions and cost allowances will be reviewed as part of the offer assessment process.

SERVICES

Interested parties should make and rely upon their own enquiries regarding the availability and cost of connections to mains services and utilities.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The Vendors reserve the right to retain any necessary easements and wayleaves for connection of services to any retained land adjoining the development site. Any future arrangements can be agreed with the successful developer.

The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

VAT

The VAT status of the property is to be confirmed.

INVITING PROPOSALS – SUBJECT TO PLANNING

Interested parties are invited to submit offers in writing setting out the following:

- Company name of the developer and details of any legal entity proposed to purchase the site;
- Outline of company planning and development experience including experience of the successful delivery of other residential schemes.
- Confirmation of 18 month Contract Period and 6 month Extension Period (If required);
- Confirmation of contract conditional upon securing planning consent only;
- Confirmation of a non refundable but deductible Deposit payable upon entry into the contract.
- Proposed Purchase Price upon completion.
- Completion to take place within eight weeks of the date planning consent is granted.
- Confirmation that landowners reasonable legal and professional agents fees will be paid on entry to the contract.
- Confirmation that full funds are in place for completion of a sale (No deferred payments will be considered).

EXPRESSIONS OF INTEREST

To receive updates during the marketing period, please register interest by emailing: enquiries@powellsrural.co.uk

VIEWING ARRANGEMENTS

Viewings are strictly by prior appointment with the selling agent. Interested parties must not access the site without the selling agent's consent.

IMPORTANT NOTICE

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or vendors. Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Information is given entirely without responsibility on the part of the agents, sellers or lessor. The photographs show only certain parts of the property as they appeared at the time they were taken and any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment, appliances or facilities. Purchasers must satisfy themselves by inspection and relying upon their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared October 2025.



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