

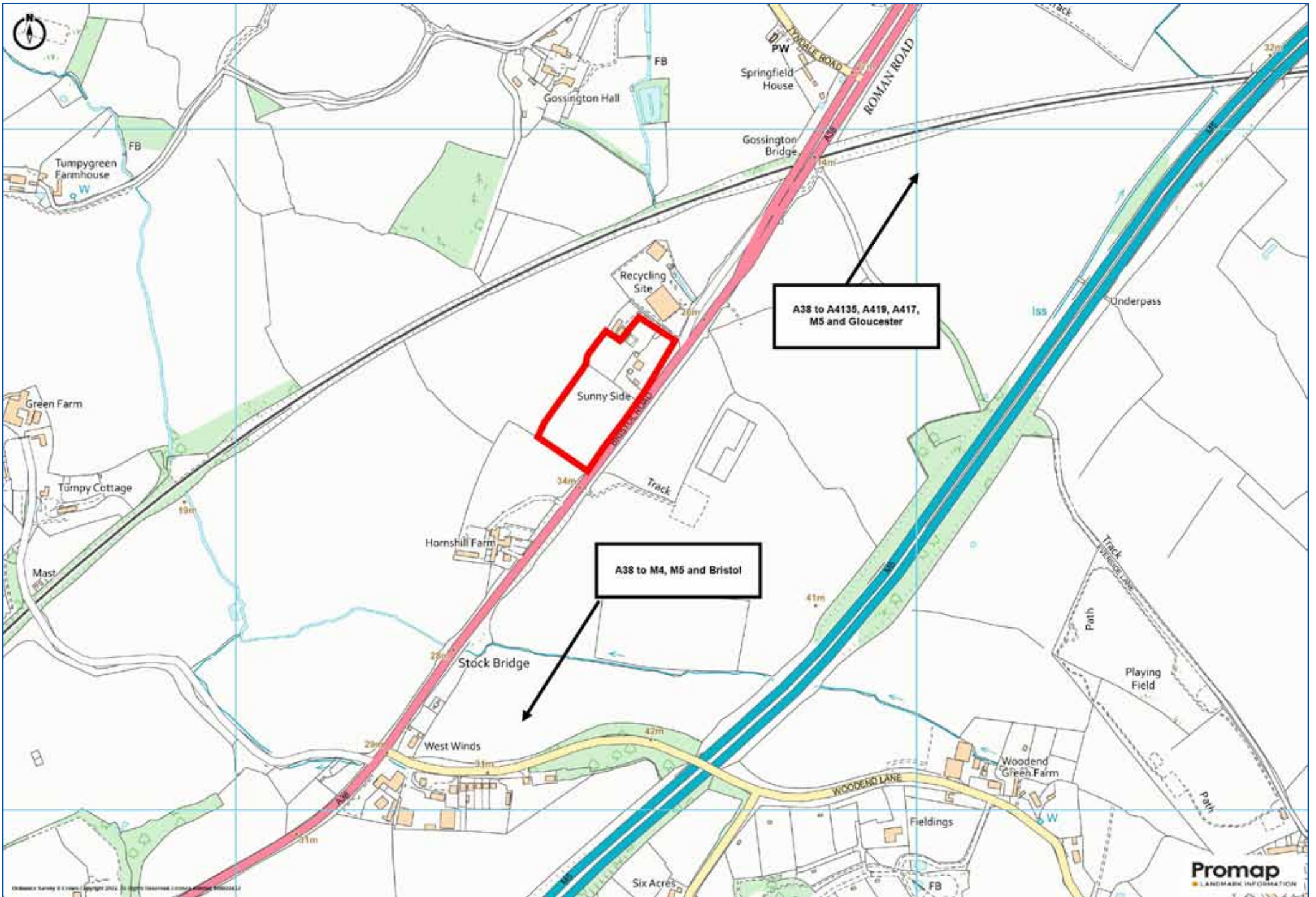


# SUNNYSIDE GARDEN CENTRE COMMERCIAL REDEVELOPMENT SITE

BRISTOL ROAD | CAM | GLOUCESTERSHIRE









# SUNNYSIDE GARDEN CENTRE

BRISTOL ROAD | CAM | GLOUCESTERSHIRE | GL11 5JA

SUNNYSIDE GARDEN CENTRE DEVELOPMENT SITE OFFERS A PREMIUM COMMERCIAL DEVELOPMENT OPPORTUNITY AND IS SUBJECT TO OUTLINE PLANNING PERMISSION FOR A MIXED COMMERCIAL DEVELOPMENT, WITH DIRECT ACCESS FROM THE A38

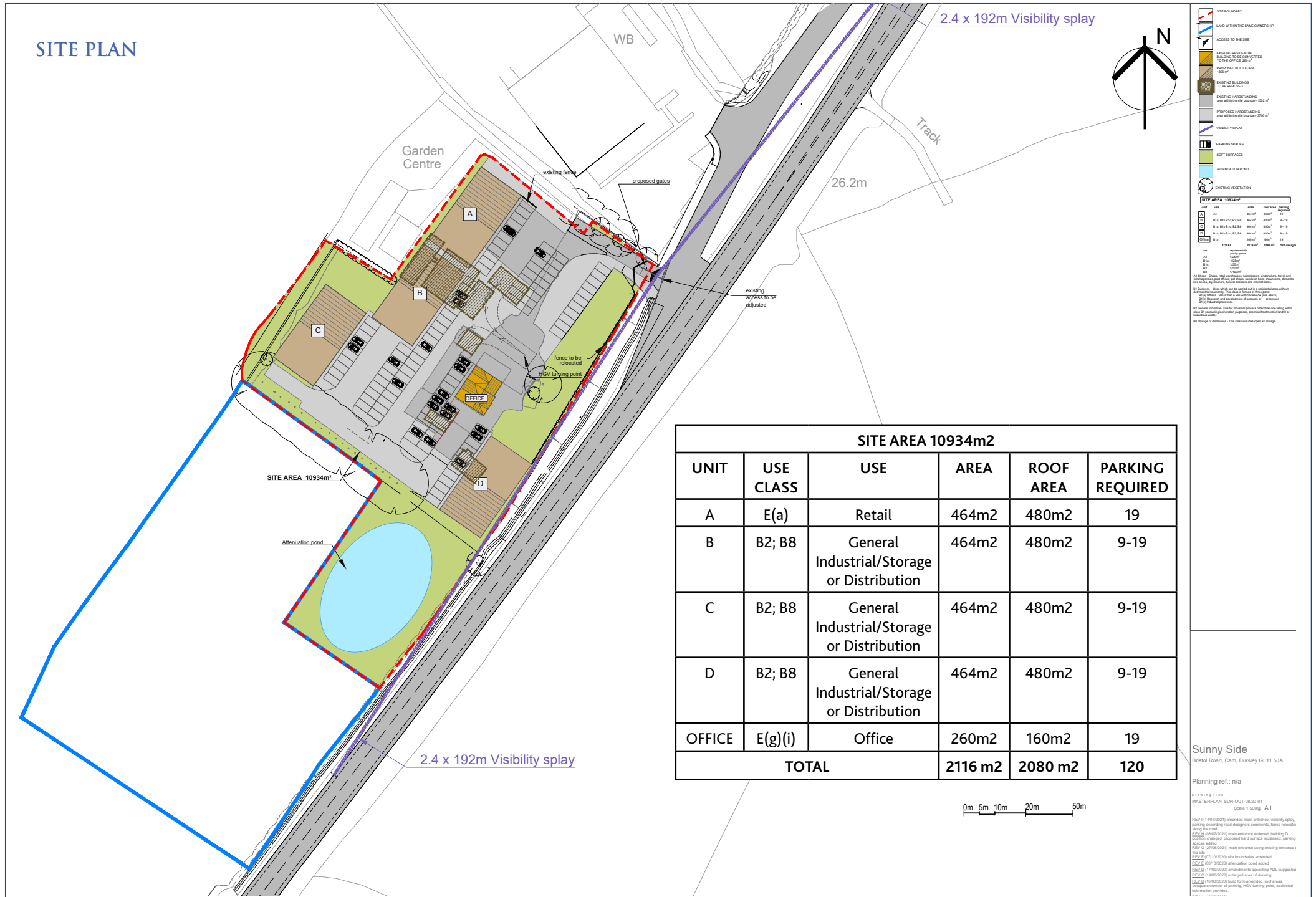
The development site forms an excellent investment opportunity for the redevelopment of the existing Sunnyside Garden Centre site on the edge of the Cotswolds near Cam which is a vibrant settlement on the midway point between the popular cities of Gloucester and Bristol and well located on the A38 Bristol Road. The approved planning consent allows for the redevelopment of the site for industrial and storage use (Use Class B2/B8) retail use (Use Class E(a)) and change of use of the existing dwelling to office use (E(g)(i)) with associated works, infrastructure and improvements to the existing access onto the A38 with all matters relating to appearance and landscaping reserved. The outline permission in all provides for circa 22,776 square feet of new commercial floor space. This site provides an excellent opportunity for developers and investors to deliver a much-needed commercial site in a key strategic rural location.

- Superb location adjacent to the A38 Bristol Road between Gloucester and Bristol •
- Excellent accessibility from the A38 to the A4135, A417, A419, M4 (J. 20) and M5 (J. 13 North J. 14 South) •
  - Prime Commercial Development Opportunity •
- Outline planning approved for redevelopment to provide B2/B8, E(a) & E(g)(i) use •
- Excellent strategic position between Gloucester and Bristol, close to the town of Dursley •
- Key transport and commuting route and within close proximity to the new 1,500 home draft new settlement allocation at Wisloe •
  - Site Area – approximately 2.06 hectares (5.08 acres) •
- Dursley 4.5 miles • Wotton-under-Edge 7.5 miles • Stroud 10.5 miles •
  - Minchinhampton 13 miles • Bristol 14 miles • Gloucester 14 miles •
  - Cheltenham 20 miles • Tewkesbury 26 miles • Cirencester 29 miles •

These particulars are intended only as a guide and must not be relied upon as statement of fact.  
Your attention is drawn to the Important Notice on the last page of the text.



# SITE PLAN



**LEGEND**

- SITE BOUNDARY
- LAND WITHIN THE SAME OWNERSHIP
- ACCESS TO THE SITE
- EXISTING RESIDENTIAL BUILDINGS TO BE CONVERTED TO THE OFFICE USE
- PROPOSED MULTI-FORM USE
- EXISTING BUILDINGS TO BE REMOVED
- EXISTING UNDEVELOPED AREAS WITHIN THE SITE BOUNDARY 1000' OF
- PROPOSED UNDEVELOPED AREAS WITHIN THE SITE BOUNDARY 1000' OF
- VISIBILITY SPLAY
- PARKING SPACES
- HOV SURFACES
- ATTENUATION POND
- EXISTING VEGETATION

**SITE AREA 10934m<sup>2</sup>**

UNIT	AREA	ROOF AREA	PARKING
A1	464m <sup>2</sup>	480m <sup>2</sup>	19
B1a, B1b, B1c, B2, B8	464m <sup>2</sup>	480m <sup>2</sup>	9-19
B1d, B1e, B1f, B2, B8	464m <sup>2</sup>	480m <sup>2</sup>	9-19
B1g, B1h, B1i, B2, B8	464m <sup>2</sup>	480m <sup>2</sup>	9-19
OFFICE	260m <sup>2</sup>	160m <sup>2</sup>	19
<b>TOTAL</b>	<b>2116m<sup>2</sup></b>	<b>2080m<sup>2</sup></b>	<b>120</b>

A1 Office - Open plan office space, reception, conference, lounge and meeting rooms. Includes 19 car parking spaces, 19 cycle parking spaces and 19 bicycle storage spaces.  
 B1 Buildings - Units which can be used as a residential area without planning consent. The area is divided into 9 units.  
 B2 Buildings - Units which can be used as a residential area without planning consent. The area is divided into 9 units.  
 OFFICE - Office space for a maximum of 19 employees.  
 B2 General Industrial - Used for industrial processes other than one falling within class B2 (including conversion processes, storage, repair or maintenance works).  
 B8 Storage or distribution - This class includes open air storage.

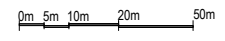
SITE AREA 10934m <sup>2</sup>					
UNIT	USE CLASS	USE	AREA	ROOF AREA	PARKING REQUIRED
A	E(a)	Retail	464m <sup>2</sup>	480m <sup>2</sup>	19
B	B2; B8	General Industrial/Storage or Distribution	464m <sup>2</sup>	480m <sup>2</sup>	9-19
C	B2; B8	General Industrial/Storage or Distribution	464m <sup>2</sup>	480m <sup>2</sup>	9-19
D	B2; B8	General Industrial/Storage or Distribution	464m <sup>2</sup>	480m <sup>2</sup>	9-19
OFFICE	E(g)(i)	Office	260m <sup>2</sup>	160m <sup>2</sup>	19
<b>TOTAL</b>			<b>2116 m<sup>2</sup></b>	<b>2080 m<sup>2</sup></b>	<b>120</b>

Sunny Side  
Bristol Road, Cam, Dursley GL11 5JA

Planning ref.: n/a

Drawing Title  
MASTERPLAN SUN-OUT-08/20-01  
Scale 1:500@ A1

REV\_1 (14/07/2021) amended main entrance, visibility splay, parking, according to local design comments, fence relocated along the road.  
 REV\_2 (08/07/2021) main entrance widened, building D, provision changed, proposed hard surface increased, parking spaces added.  
 REV\_3 (01/05/2021) main entrance using existing entrance to the site.  
 REV\_4 (01/05/2021) site boundaries amended.  
 REV\_5 (03/10/2020) attenuation pond added.  
 REV\_6 (17/09/2020) amendments according to ACIL suggestion.  
 REV\_7 (16/09/2020) enlarged area of drawing.  
 REV\_8 (16/09/2020) build form amended, roof areas, available number of parking, HOV turning point, additional information provided.  
 Rev 9 - as amended.





## LOCATION & SITUATION

Cam is a large village on the edge of the Cotswolds located on the outskirts of the town of Dursley, with a population of approximately 8,160, and benefiting from a very accessible location to principal Bristol, Gloucester, Midlands and South-West road networks. The property is situated in an outside of settlement location adjacent to the A38 providing direct access to the cities of Bristol and Gloucester. The A38 (Bristol Road) provides a direct connection to the A4135, A417, A419, and connecting to J. 13 North J. 14 South of the M5 as well as J. 20 of the M4 giving access to Newport and the M48 to the west and London to the east within approximately two hours and 30 minutes' drive.

The development site is well situated on the western side of the A38 on the western side of the village at the site of the existing Sunnyside Garden Centre. As part of the outline permission, there will be a requirement to finalise technical designs with Gloucestershire County Highways for a new right turn ghost lane into the site.

Sunnyside Garden Centre is well positioned close to the town of Dursley which has a strong community with numerous local groups and societies for all demographics. There are numerous local businesses operating in the area with a high demand for commercial space.

The A38 provides a direct connection between the burgeoning cities of Bristol and Gloucester with populations of 467,099 and 128,500 respectively. Both cities provide comprehensive recreational facilities as well as benefiting from multiple schools and universities making them key hubs for education, recreation and commerce with thriving populations. Many businesses operate out of Bristol and Gloucester providing increased demand for commercial premises and office space in the area.

The area also benefits from a range of major high tech and precision engineering employers including GCHQ, Messier Bugatti Dowty, and Spirax Sarco in Gloucester and surrounding areas as well as Rolls Royce, Atkins, Airbus, BAE Systems, EDF and the MOD in Bristol.

## SUNNYSIDE GARDEN CENTRE

The development site incorporates and forms a natural extension to the existing Sunnyside Garden Centre, with the approved site layout featuring a high-quality extensive scheme design that strongly compliments and expands upon the commercial nature of the existing site. The site comprises an open and level site consisting of existing buildings and adjacent field enclosure, benefiting from circa 230 metres of roadside frontage.

The site is serviced by the existing vehicular and foot access from the A38.





## PLANNING

Outline planning consent was granted under Planning Application Reference S.21/1829/OUT, dated 7th March 2022 for the 'redevelopment of the site for industrial and storage use (Use Class B2/B8) retail use (Use Class A1 now E(a)) and change of use of the existing dwelling to office use (Use Class B1 now E(g) (i)) with associated works, infrastructure and improvements to the existing access onto the A38 with all matters relating to appearance and landscaping reserved'. A development clawback coverage provision will be incorporated into the marketing/sale contracts to capture any future development on the agricultural land sold. This will capture 50% of any uplift in the value provided by any future development for a period of 35 years from the date of sale.

A copy of the Planning Consent Decision Notice is available from Powells on request. The full Planning Application details can be found on Stroud District Council's website under the following reference: S.21/1829/OUT

## KEY INFORMATION

**Services:** The site is connected to mains water and electricity. All interested parties are to make, and rely upon their own enquiries, in relation to the availability and connection costs of connecting to any of the required services. Foul drainage is proposed to be by way of a biodigester.

**Wayleaves, Easements & Rights of Way:** The property is offered with all existing wayleaves, easements and all private and public rights of way and other such rights, whether these are specially referred to in these Particulars or not.

**Sale Method:** Offered For Sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the property by any other alternative sale method to conclude the sale.

**Marketing Technical Information Pack:** A detailed planning pack has been prepared by Powells. For further information please contact the Selling Agents.

**Local Planning Authority:** Stroud District Council. 01453 766321

**Expressions of interest:** Interested parties should formally express any interest in the site by emailing confirmation to [enquiries@powellsrural.co.uk](mailto:enquiries@powellsrural.co.uk) to ensure that they can be provided with any updates that arise throughout the marketing period. A planning pack will be provided on request after an expression of interest is received.

**Viewings:** Strictly by appointment with the selling agents. Access to the development site for viewings is via the existing access to Sunnyside Garden Centre from the western side of the A38. It is advised that vehicles are best parked in the existing Sunnyside Garden Centre carpark.

**Directions:** From Junction 13 of the M5, proceed south on the Bristol Road A38. After approximately 4 miles the property will be on your right, signposted as Sunnyside Garden Centre.



### Powells Chartered Surveyors Land & Estate Agents

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