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## SUBJECT TO CONTRACT

Dear Sir/Madam,

### Sale of the Valley Road Development Site, Cinderford, Gloucestershire

Please find enclosed the Sales Brochure for the above development site, which is offered for sale by informal tender.

The Valley Road Development Site benefits from outline planning consent (with some matters reserved) for a mixed use development and site clearance, allowing for up to 49 dwellings and circa 10,000 square feet of Class E commercial space (specific planning details can be viewed within the planning pack). The current planning consent allows for 0% affordable housing due to the utilisation of Vacant Building Credit.

The site is being marketed with a '**Guide price of £2,385,000**' as per the Sale Plan in the Brochure, the sale of the freehold title. For information, the guide price has been estimated on the basis of the residential portion of the site being guided at £1,960,000 and the commercial portion of the site being guided at £425,000.

We are seeking all offers for the site for the clients consideration to be submitted by **12pm midday on the 13<sup>th</sup> November 2023**.

All interested parties should formally register their interest, by emailing contact details to [enquiries@powellsrural.co.uk](mailto:enquiries@powellsrural.co.uk) with the subject heading "**Expression of Interest – The Valley Road Development Site**" to be kept updated of any updates to the marketing process that may arise.

To discuss any aspect of this sale, please do not hesitate to contact **Stuart Leaver BSc (Hons) MSc MRICS FAAV** at Powells.

Yours faithfully,

### For and on behalf of Powells

Chartered Surveyors | Land & Estate Agents | Property Consultants | Land Promotion

[enquiries@powellsrural.co.uk](mailto:enquiries@powellsrural.co.uk)