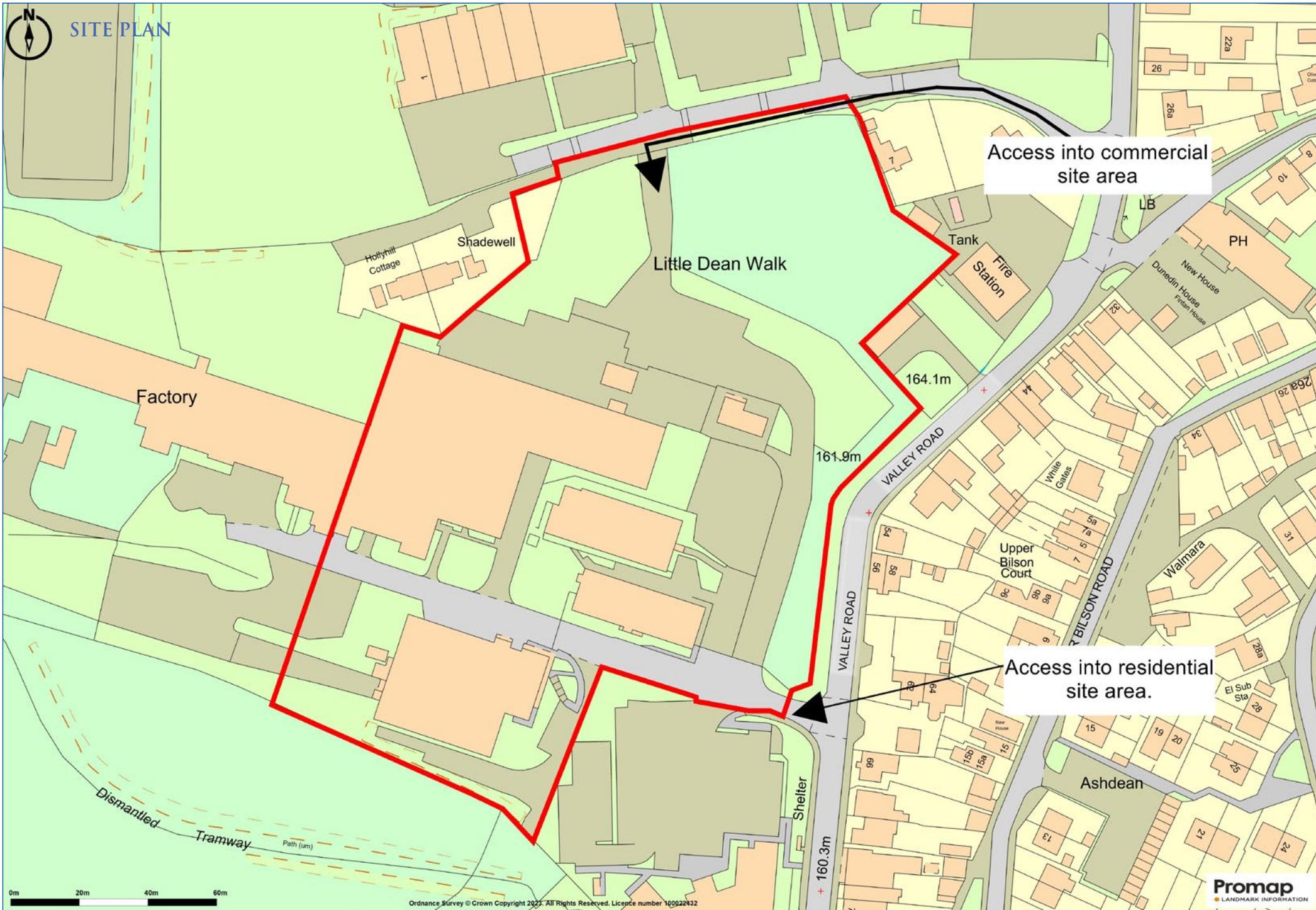




VALLEY ROAD DEVELOPMENT SITE

VALLEY ROAD | CINDERFORD | GLOUCESTERSHIRE





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VALLEY ROAD | CINDERFORD | GLOUCESTERSHIRE | GL14 2PB

THE VALLEY ROAD DEVELOPMENT SITE OFFERS A PREMIUM MIXED USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT OPPORTUNITY, WITH OUTLINE PLANNING PERMISSION FOR UP TO 49 DWELLINGS AND CIRCA 10,000 SQUARE FEET OF CLASS E COMMERCIAL FLOOR SPACE, SITUATED IN AN EXCELLENT POSITION WITHIN THE SETTLEMENT OF CINDERFORD, GLOUCESTERSHIRE.

The development site falls within allocation AP37 within the Forest of Dean District Council Local Plan 2006 – 2026.

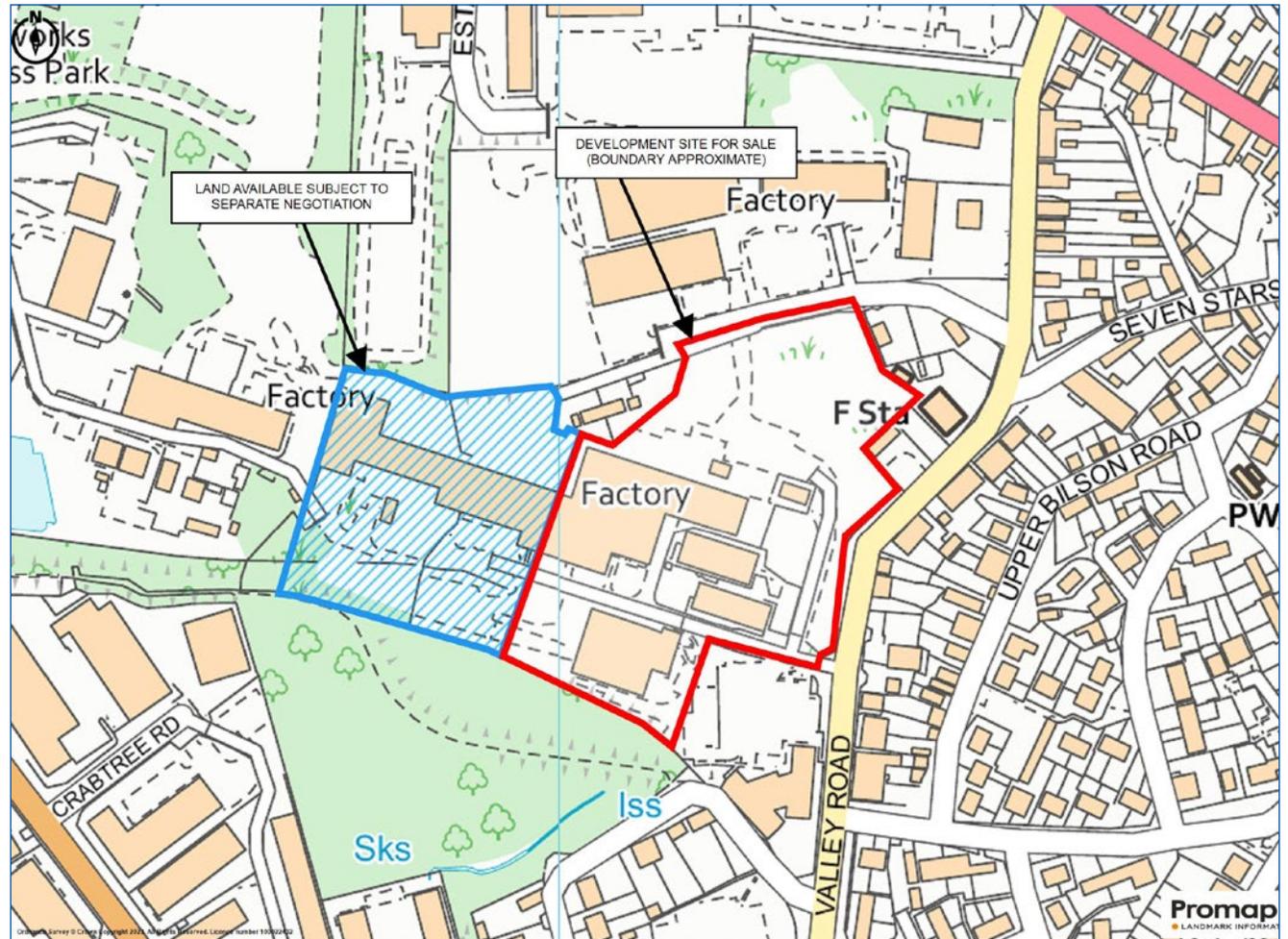
Cinderford, nestled in the Forest of Dean, is a charming settlement with a unique appeal. Surrounded by natural beauty and rooted in a rich industrial history, the town has transformed into a close-knit community. With its local businesses and cultural offerings, Cinderford provides a comfortable and welcoming atmosphere for residents and visitors alike, making it a lovely place to call home in the midst of the Forest of Dean landscape.

There is a proposed mix of up to 49 open market dwellings with no requirement for affordable housing due to the utilisation of Vacant Building Credit therefore providing an excellent opportunity for developers to deliver a leading flagship scheme.

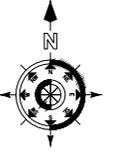
- Superb location within Cinderford surrounded by beautiful forest countryside •
 - Excellent accessibility to the local road network and easy connectivity to Gloucester and the M5 motorway network •
 - Prime development opportunity for high quality mixed use scheme •
- Outline planning consent for up to 49 dwellings with no affordable housing provision •
- Additional 3.34 acres of land hatched in blue available subject to separate negotiation •
 - Direct access off the Valley Road, Cinderford •
- Excellent range of local facilities & amenities within Cinderford town •
- Development site area – approximately 2.39 hectares (5.91 acres) •

Lydney 9 miles • Chepstow 18.5 miles • Gloucester 14.5 miles •
 Cheltenham 22 miles • Bristol 37 miles • Cardiff 47.5 miles •
 (all distances are approximate)

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.



INDICATIVE CONCEPT SITE LAYOUT PLAN





LOCATION

Cinderford, located in the Forest of Dean, Gloucestershire, is a small town with indirect access to the motorway network via nearby roads leading to the M5. While the town lacks its own railway station, it's conveniently connected to the national rail network through stations in Gloucester and Lydney, accessible by short drives or bus rides. Cinderford is actively promoting sustainable transport options such as cycling and local bus services, taking advantage of the picturesque Forest of Dean landscape to enhance these opportunities for residents and visitors.

For detailed information on Cinderford, visit the Town Council community website <https://www.cinderfordtowncouncil.gov.uk/>.

VALLEY ROAD DEVELOPMENT SITE

The development site forms the redevelopment of part of a former commercial site within the heart of Cinderford. The site is allocated within the current Forest of Dean Local Plan (2006 – 2026) under the Allocations Plan reference AP37 for a mixed use housing and employment allocation.

PLANNING

Outline planning permission has been secured for the site - Planning Application Reference P0577/20/OUT, dated 29th September 2022. The planning consent provides for 'Outline application for proposed mixed use development and site clearance. (Some Matters Reserved)'. The planning consent provides for the provision of up to 49 open market dwellings and circa 10,000 square feet of Class E commercial space. The development is not expected to deliver affordable housing due to the application of Vacant Building Credit.

Interested parties attention is drawn to the fact that the residential and commercial portions of the site shall be accessed independently of one another. The Site Plan within these particulars denotes the respective access locations.

A S106 Agreement has been completed as part of the planning consent, which details matters relating to Vacant Building Credit and obligates the Developer to provide a contribution to Gloucestershire County Council libraries for the amount of £9,604.

Please contact Powells for a copy of the prepared Planning Information Pack, which contains the Planning Decision Notice, Plans, Completed Section 106 Agreement and Technical Reports.

KEY INFORMATION

Services: All interested parties should satisfy themselves to the availability and costs of connection for mains services and utilities to the site and make, and rely, upon their own enquiries. Existing mains foul drainage and surface water pipes run parallel along the eastern boundary.

Sale Method: The Valley Road Development Site is available For Sale by Private Treaty. Please review the Letter that accompanies this Brochure for full details of the Sale Process.

Sale Terms: Offers are invited on a fully unconditional basis and invited net of any S106 Contributions with evidence of proof of funds and confirmation of the ability to complete on the sale within 6 weeks of solicitors being formally instructed.

Planning Information Pack: A Planning Information Pack is available by request.

Additional Land: The land hatched in blue to the west of the site being sold within these particulars is also available at the landowners full discretion, which will be considered for option agreement or conditional contract proposals, subject to separate negotiation and subject to separate contract. Proposals for the blue hatched area can be submitted alongside the main offer for further discussion and negotiation.

Retained Area of Land & Access Rights: Legal rights will be reserved for all times and for all purposes over the sale area into the land hatched in blue for access, services and utilities into that adjoining land as part of any sale, with the Developer being required to bring an access road to fully adoptable specification and width up to and adjoining the vendors retained land.

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

VAT: The VAT position is to be confirmed.

Expressions of interest: Interested parties should formally express any interest in the site by emailing confirmation to enquiries@powellsrural.co.uk to ensure that they can be provided with any updates that arise throughout the marketing period.

Viewings: At any time during daylight hours with a copy of the brochure, access is direct off the Valley Road, Cinderford. No parties are permitted to access buildings on site.



Powells

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IMPORTANT NOTICE

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