



Land adjacent to Duddage Manor Business Park

Brockeridge Road, Twynning, Tewkesbury, GL20 6BY

Freehold | Commercial Development Land | 2.81 Acres (planning for up to 32,290 sq ft)

FOR SALE



Location

The site is located off Brockeridge Road directly adjacent to Duddage Manor Business Park approximately 0.5 miles south of Junction 1 of the M50, on the edge of the village of Twynning.

Tewkesbury lies 3 miles to the south, whilst the M50 and M5 motorways provide access to South Wales, the south west and the wider motorway network.



Description

The property comprises a flat greenfield parcel of land currently laid to pasture. It is located adjacent to Duddage Manor Business Park which was developed approximately 20 years ago. Outline planning consent has recently been obtained for an extension of the Business Park, as detailed below. This new development will be served by its own independent access of Brockeridge Road.

The entire site extends to approximately 5 acres (2 ha) gross.

The land to be sold extends to 2.81 acres. The vendor shall retain the land upon which the new access road and landscaping shall be sited. The access from the public highway and the landscaping works shall be carried out by the vendor. The access road shall be delivered to adoptable standards. Mains water, drainage and electricity shall be brought to the edge of the site to be sold from the public highway. Full rights shall be granted over the new access road. The existing overhead electricity cables shall be re-routed underground, again by the vendor.



Further information

Planning

Local Authority: Tewkesbury Borough Council.
Application No: 21/01384/OUT

Outline planning application for an extension to the Duddage Manor Business Park for commercial development including Classes E (office and light industrial) B2 (general industrial) and B8 (storage) and new access and associated infrastructure (all matters reserved for future consideration).

The outline planning application was accompanied by an illustrative masterplan demonstrating a proposed layout comprising 12 units providing a total of 32,290 sq ft (3,000 sq m) gross of floor space.

Copies of the relevant planning documents are available upon request.

Tenure

The site is to be offered as a whole on a freehold basis with vacant possession.

Guide Price

£1,000,000.

Local Authority

Tewkesbury Borough Council
Public Services Centre
Gloucester Road
Tewkesbury
Gloucestershire, GL20 5TT

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewing

Strictly by prior arrangement with Fisher German or our joint agents kbw, Cheltenham Office.



Masterplan



Proposed Illustrative Masterplan
1 : 500@A1

Do not scale from this drawing for construction or acquisition purposes. Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information must be taken from figured dimensions only. All dimensions and levels must be checked on site and discrepancies between drawings and specification must be reported to Lewis Critchley Architects.
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B 14043022
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Rev.	By	Comment	Date
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RIBA
Chartered Practice

Client's name:
RhinoLand Ltd.

Job Title:
Land adjacent Duddage Manor Business
Park

Drawing Title:
Proposed Illustrative Masterplan

File Number:	H0176
Drawn:	LMC
Checked:	LMC
Scale@A1:	1 : 500
Drawing No:	00/003
Rev:	C

Land adjacent to Duddage Manor Business Park, Tewkesbury



Approximate Travel Distances



Locations

- Tewkesbury town centre - 3.6 miles
- Cheltenham - 12 miles
- Gloucester - 14 miles



Nearest Station

- Ashchurch - 5.3 miles



Nearest Airport

- Birmingham International - 46.4 miles



Viewings



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Particulars dated July 2024. Photographs dated September 2023.