

**fisher
german**

Land Adjacent To Duddage Manor Business Park

Brockridge Road, Twynning, Tewkesbury, GL20 6BY

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

2.81 Acres (1.13 Hectares)



For sale | £1,000,000



Key information



Price
£1,000,000



Site Area
2.81 Acres

Land Adjacent to Duddage Manor Business Park

2.81 Acres (1.13 Hectares)

Description

The property comprises a flat greenfield parcel of land currently laid to pasture. Its 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 Bockeridge 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.

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.

Accommodation

Description	Acres	Hectares
Site Area	2.81	1.13

Locations

Tewkesbury: 3.6 miles
Cheltenham: 12 miles
Gloucester: 14 miles

Nearest station

Ashchurch: 5.3 miles

Nearest airport

Birmingham International: 46.4 miles



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.

Viewings

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

Masterplan



Do not scale from this drawing for construction or
acquisition purposes. Responsibility is not accepted for
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dimensions only. All dimensions and levels must be
checked on site and discrepancies between drawings and
specification must be reported to Lewis Critchley
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B 1404022
A 0312021

Rev. By Comment Date

LCA
Lewis Critchley
Architects

2 Greenhill Lane,
Taunton,
Somerset,
GL2 2ED
Tel: 01454 840000
Email: info@lewis-critchley.co.uk
Web: www.lewis-critchley.co.uk

RIBA 
Chartered Practice

Client's name:
Rhineland 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 Date: 06/10/2021
Drawing No: 001003 Rev: C

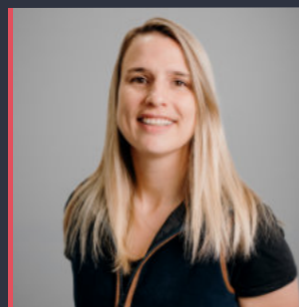
Contact us



Richard Tomlinson

01905 728 432

richard.tomlinson@fishergerman.co.uk



Lauren Allcoat-Hatton

01905 728 449

lauren.allcoat-hatton@fishergerman.co.uk



Or our joint agents: kbw

Richard Knightley

07917 155 769

richard.knightley@kbw.co.uk

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Particulars dated October 2025. Photographs dated September 2023.



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