

- CONFIDENTIAL DISPOSAL
- C. 4 ACRES CLEARED SITE
- IN THE GROUNDS OF A GRADE II LISTED BUILDING
- IMPLEMENTED DETAILED CONSENT FOR 20 PRIVATE DWELLINGS
- NO SECTION 106, AFFORDABLE OR CIL



## CONSENTED SITE FOR SALE

Land at EASTWOOD PARK, FALFIELD, WOTTON UNDER EDGE,  
GLOUCESTERSHIRE, GL12 8DA

Carter Jonas



## LOCATION

Falfield is a small settlement located to the west of Junction 14 of the M5.

The site itself is located circa 1.2 miles south of Falfield and set within the extensive grounds of Eastwood Park, a Grade II listed building that is now used as a training facility and wedding venue.

Falfield provides a range of local facilities such as Post Office and Village Shop, Public House, Village Hall and Garden Centre, whilst a wider range of facilities can be found in Thornbury or Wotton-under-Edge.

Mainline railway stations can be found approximately 10 miles distant at Yate, and Cam & Dursley. Junction 14 of the M5 is within 2 miles.

## DESCRIPTION

Confidential disposal of a site which extends to some 4 acres / 1.58ha and slopes gently from west to east.

Access is gained from the A38 via the driveway that is shared with Eastwood Park.

The site is well screened to the west and backs on to woodland and farmland whilst further planting is proposed for screening from the east.

In accordance with the planning consent, the former staff dwellings have been demolished and the site has been cleared.

## TERMS

Unconditional offers are sought.

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

## PLANNING

- The land at Eastwood Grange gained Outline consent for the demolition of existing staff housing and construction of 20 private dwellings with parking (all matters reserved) in 2014 — PT12/3707/0.
- Reserved Matters Application was submitted and approved in 2019 by the vendors — P19/5320/RM.
- A majority of the pre-commencement conditions have been discharged.

## TENURE

The land is for sale Freehold with vacant possession upon completion.

An overage provision relating to sums received exists in the favour of Eastwood Park. A copy of this is contained within the Dataroom.

## METHOD OF SALE

The site is available by way of Informal Tender and a bid proforma is contained within the data room.

The vendors are not obliged to accept the highest or indeed any offer.

VAT will not be charged.

## VIEWING

Please contact us to arrange a viewing

## DATA ROOM

Further detail to include technical detail and tender pack is contained in the data room, [www.landeastwoodpark.com](http://www.landeastwoodpark.com).

You will need to register to gain access to the data room.

## BIDS

We are seeking bids gross of the Overage Provision Bids to be received by Midday on FRIDAY 24TH MARCH 2023.

## CONTACT

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