



## Residential Development Site Land at The Swan, Ledbury Road, Staunton, GL19 3QA

### Subject to contract

- Residential Development Opportunity
- Planning permission for 17 new dwellings
- Approx. 2.80 Acres/ 1.13 Ha (excluding The Swan)
- For sale by private treaty

## Location

Staunton is a popular and well-connected village located within easy reach of Gloucester (10 miles), Tewkesbury and Cheltenham with convenient access to the A417 and M50. The site stands in the heart of the village alongside The Swan, a former pub, now run as a community hub.

## Description/ Planning

A residential development site located in the village of Staunton, on the Gloucestershire–Herefordshire border. The site benefits from outline planning permission (ref. P0015/24/OUT, allowed on appeal APP/P1615/W/24/3353011) for the construction of up to 17 new dwellings, comprising a mix of 10 custom/self-build plots and 7 affordable homes, together with associated access, landscaping, public open space, and infrastructure works. Copies of the planning consent, appeal decision and Section 106 Agreement are available.

The permission includes a requirement for improvement works to The Swan public house adjoining the site.

A measured site/ topographical survey is currently being progressed and will be made available to interested parties on request.



## Accommodation

We calculate approximate gross internal floor areas of the proposed scheme as follows:

House Type A 2 x 2 Bedroom Affordable bungalow  
1,564 sq ft 145.29 sq m

House Type B 4 x 1 Bed Affordable flats 4,623 sq ft/  
429.52 sq m

House Type C 1 x 3 Bedroom Affordable House 1,044  
sq ft/ 96.95 sq m

House Type D 10x 3 Bedroom Self Build/Custom  
Houses 14,012sq ft/ 1,301.75 sq m

**Total** **21,239 sq ft/ 1,973.5 sq m**

## Money Laundering

The purchaser will be required to provide information to satisfy Money Laundering requirements.

## EPC

Not applicable.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## Terms

For Sale freehold with vacant possession. Guide price **£850,000**.

## Value Added Tax

We understand that VAT is not payable on the sale.

## Viewing Arrangements

Viewings by appointment only with the sole agents THP Chartered Surveyors.

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