

Freehold Development Land Opportunity Land at Lydney Park, Lydney

Lydney Park Boulevard, Lydney, GL15 5QG

For sale freehold by informal tender



- Site extends to approximately 8.28 acres (3.35 ha)
- Offers invited on an unconditional basis for the freehold interest
- Existing planning consent for a supermarket and B1/B8 employment units
- Adjacent to large residential development scheme
- Potential for residential or various alternative uses
- Scrapping of the bridge toll at the end of the year is expected to drive significant economic growth
- Local area benefits from significant residential growth prospects



Location

The site is located on the edge of Lydney, which benefits from significant residential growth prospects. The town is located on the southern edge of the Forest of Dean, close to the Severn estuary and approximately mid-way between Gloucester and Chepstow on the A48, within the Forest of Dean.

The train station lies on the main Cardiff – Birmingham line, these are around 45 mins and 1h 20 mins away respectively. The line connects with the main line at Newport or Gloucester, and services to London take around 2 ¾ hours. The A48 from Lydney leads to Chepstow, approximately 9 miles (14 km) to the south west. From Chepstow the M48 leads across the old Severn Bridge to the M4/M5 and Bristol beyond. To the north east, Gloucester lies 19 miles (31 km) away.

As of the 31st December 2018, the Severn Bridge toll is due to be scrapped. This is likely to drive significant economic growth in the area by improving connectivity to key economic centres across the bridge, such as Bristol. Local agents in Chepstow and Newport have reported a significant increase in demand as a result, which is likely to spread to the Forest of Dean area.

Description

The site comprises an area of land located to the west of the Higher Lydney Park residential development scheme, and east of the JD Norman foundry. The site includes the main access to the foundry from the highway, and includes the current finishing plant associated with the foundry, which is centrally located within the site. The southern section of the site was formerly occupied by the old foundry building, which was demolished around 10 years ago. A note regarding site & ground conditions & deleterious materials present in the existing buildings will be provided to interested parties.

The existing buildings are predominantly of concrete and tin sheet construction, and surrounding areas are laid to hard standing and tarmac. The site area extends to 8.28 acres (3.35 ha).

Planning

The site, which is located within the jurisdiction of the Forest of Dean Council, currently benefits from the following planning consent:

- Ref: P0627/13/FUL - Demolition of existing finishing shop and erection of new finishing shop, offices with car parking and associated works.

Erection of retail store of 3827sq.m. gross internal floor area (Class A1), petrol filling station, car parking, service areas and associated development. Erection of 4 No. B1 units and 4 No. B1/B8 units.

Granted in March 2014 - we understand this consent has been implemented with the last re-commencement condition being satisfied in 2017.

There are various other relevant planning applications, a briefing note will be provided to interested parties.

Tenure

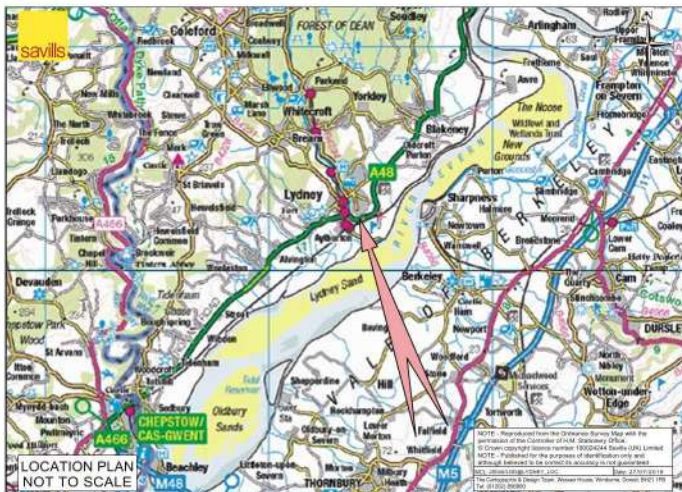
The site is offered for sale Freehold with Vacant Possession. The Freehold ownership is held by the Vendor under Title Number GR358799.

VAT

The sale will be subject to VAT.

Viewing

The site is currently visible from Lydney Park Boulevard and the A48. Please contact Savills to make an appointment to view within the site.



Important Notice

Savills, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Savills (UK) Ltd
Embassy House
Queens Avenue
Clifton, Bristol
BS8 1SB

Andrew Keay
DL: +44 (0) 117 910 0347
M: + 44(0) 7967 555 878
akeay@savills.com

Rob Sonato
DL: +44 (0) 117 910 0311
M: +44 (0) 7976 745 014
rsonato@savills.com

savills