

RESIDENTIAL DEVELOPMENT OPPORTUNITY

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS



Land off Greens Close, Great Rissington, Gloucestershire, GL54

Price Guide £2,000,000

- A 5.81-acre residential development opportunity (STPP).
- Located in Great Rissington, adjacent to existing development.
- Cotswold District 5-year Housing Land Supply equivalent to 1.8 years.
- Offers invited on a Subject to Planning basis.

Situation

The land is located in the edge of the village of Great Rissington, approximately 2.5 miles southeast of Bourton on the Water, and 4.5 miles northwest of Burford.

Access

The land is accessible via Green's Close.

Tenure and Possession

The land is sold Freehold. Title Number GR100508.

Local Authorities

Gloucestershire County Council
Cotswold District Council

Planning

The site is located directly adjacent to the existing built form of the village of Great Rissington. As such, the site represents a logical and contained extension to the settlement and is well related to

existing residential development along Green's Close. The site also lies outside the Great Rissington Conservation Area.

National planning policy set out in the National Planning Policy Framework requires local planning authorities to maintain a deliverable five-year supply of housing land and to significantly boost the supply of homes. However, Cotswold District Council is currently unable to demonstrate a five-year housing land supply. The Council's latest Housing Land Supply Report confirms that the district has only a 1.8-year supply of deliverable housing land. Consequently, policies relating to the supply of housing are considered out-of-date and the presumption in favour of sustainable development is engaged.





Method of Sale

The land is offered for sale by Private Treaty and the Vendor reserves the right to an Informal Tender.

What3Words

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Health & Safety

We would like to bring to your attention that this is agricultural land and request that you take considerable care for your own personal wellbeing during viewings.

Viewings

Interested parties may view the land at any time during daylight hours carrying a set of Sales Particulars, having first registered their interest and time and date of inspection with Sheldon Bosley Knight Rural Team at Shipston on 01608 661666 or by email to the Agent, Jack Gamble, at jack.gamble@sheldonbosleyknight.co.uk

Plans, Areas, and Schedules

These are based on the Land App computerised digitised mapping data. They have been checked and computed by the selling agents, but the Purchaser shall be deemed to have satisfied themselves as to the description and boundaries of the property. Any error or mis-statement shall not annul the sale.

Money Laundering, Terrorist Financing and Transfer

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.

VAT

Any guide price stated or mentioned is exclusive of VAT. If the sale of the property, or any part thereof, or any right associated with it, is subject to VAT, this tax will be payable in addition.

Location



Plan



For further information please call 01608 661666 (option 3) or email rural@sheldonbosleyknight.co.uk