

FOR SALE Residential development opportunity

Land to the north of Naas Lane, Quedgeley, Gloucester, GL2 2ZZ



- Reserved Matters approval for 4 no. dwellings and vehicular access from Naas Lane
- Approximately 0.32 acres (0.13 ha)

Plan is for indicative purposes.

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SUMMARY

- **Reserved Matters application pending**
- **Approximately 0.32 acres (0.13 ha)**
- **Unconditional offers invited**

LOCATION (GL2 2ZZ)

The subject site is located off Naas Lane, to the south of the town of Quedgeley and approximately 4.5 miles south of Gloucester City Centre. The site is served by an existing vehicular access from Naas Lane, which connects westward to the A38, providing a direct link to Junction 12 of the M5 motorway.

The surrounding area of Quedgeley provides a variety of amenities to include sports centres, a medical centre, schools, supermarkets, gyms and restaurants, with the wider neighbouring city of Gloucester providing further amenities, including railway and bus stations. Regular bus services operate within approximately 0.1 miles from the site.

What 3Words - ///elder.tiger.solid - [Direct Link](#)

DESCRIPTION

The subject site extends to approximately 0.32 acres (0.13 ha) and comprises an unoccupied parcel of infill land which consists of open managed grassland and hard standing, which is a legacy from the former RAF Quedgeley site. The northern and western boundaries consist of wooden post and rail fences. The eastern boundary of the site is defined by a mature laurel hedge which separates the site from the numerous residential properties that continue along Naas Lane. The southern boundary that fronts Naas Lane consists of a concrete post and wire fence.

A Gas Governor is located on the site. It is proposed that this will be relocated into the south eastern corner of the site. Please see the data room for quotes.

PLANNING

The site falls within the administrative area of Gloucester City Council. The site benefits from outline planning permission and the approval of reserved matters, as well as a number of discharged conditions. The site's recent planning history is outlined below:

- **22/00789/OUT** - Outline planning permission with all matters reserved for the construction of 4 dwellings, landscaping and vehicular access from Naas Lane. *Permission was granted on the 30th January 2023.*
- **24/00950/CONDIT** - Discharge of conditions 8 (ecological enhancement measures) and 9 (external lighting) and stages 1-6 of condition 10 (contaminated land) of approved outline permission with all matters reserved for the construction of four dwellings, landscaping and vehicular access (ref 22/00789/OUT). *Discharged on the 31st March 2025.*
- **24/00949/REM** - All reserved matters for the construction of 4 dwellings, landscaping and vehicular access from Naas Lane and all ancillary works, pursuant to Outline permission 22/00789/OUT. *Approved on the 1st August 2025.*

PROPOSED SCHEME

The scheme as per the reserved matters application proposes 2 no. pairs of semi-detached, 2-bedroom, single-storey dwellings. The properties will benefit from a single parking space each and EV charging points, gardens and bike stores.

SERVICES

Please see the Data Room for information on services.

COMMUNITY INFRASTRUCTURE (CIL)

It is understood that the proposed development will not attract a CIL payment as it is under 10 dwellings.

SECTION 106 (S.106)

There is no requirement for affordable housing and there are no S.106 obligations.

LEGAL INFORMATION

The site was formerly registered under the wider Title of GR327642, however in July 2024, the site was transferred to the new Title GR484037.

The purchaser is to contribute **£5,000 + VAT** towards the vendor's legal fees.

VAT

VAT will be chargeable on the sale.

VIEWING

Walking of the site is by appointment only, however the site can be viewed directly from Naas Lane.

DATA ROOM

A 'Data Room' has been prepared that provides detailed technical and planning information. For access, please email Lauren Gaunt – Lauren.gaunt@brutonknowles.co.uk

TERMS & GUIDE PRICE

The freehold of the site is offered for sale by informal tender.

The Guide Price is £275,000.

Unconditional offers are invited and should be sent via email to Jack Mouldsdale:

jack.mouldsdale@brutonknowles.co.uk

SUBJECT TO CONTRACT – OCTOBER 2025

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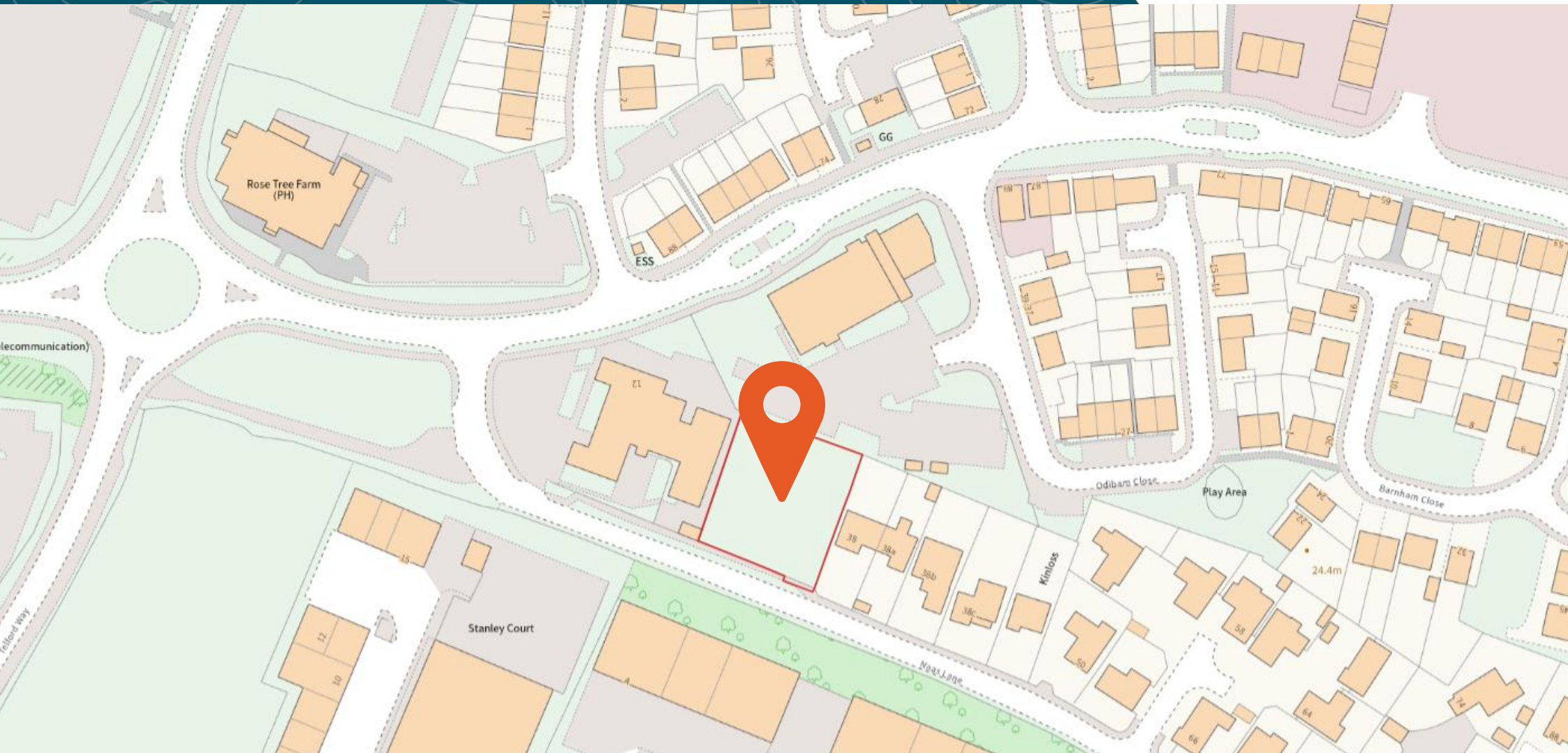
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