

Self-Build Opportunity Cam, Gloucestershire



Self-Build Development Site (To be sold as a whole) • Outline consent approved for 6 self-build dwellings • Village location • For sale by private treaty

Guide Price
£800,000

Self-Build Opportunity

Cam, Gloucestershire

We are delighted to offer for sale a development site with outline consent for six self-build dwellings. This unique opportunity is ideal for developers, self-build groups or investors.

The illustrative plan consists of 6 detached family homes.

The site is flanked to the south east with open countryside and woodland allowing for lovely views.

There is access from an adopted highway to the boundary of the site. The private drive serving the houses and all service connections again from the boundary will be constructed by the purchaser.

The self-build scheme is within outline planning consent (S.15/2804/OUT) for a mixed use development comprising of up to 450 dwellings. The self-build site is at the end of a housing phase which has already been completed.

There are no section 106 payments due on the site

Location

There are plenty of pubs and restaurants in the area and the beautiful Cotswold Way is only a mile away offering stunning walks and magnificent views from Cam Peak, Cam Long Down and Coaley Peak.

Cam has a small variety of local shops and further afield is the market town of Dursley which has everything from an optician and a bakery, to a dry cleaners, pet shop and bike store together with a variety of larger supermarkets. A regular feature is the Farmer's and Craft Market that takes place in its historic market place.

There are three primary schools for children aged from 4 to 11 and a senior school in Dursley catering for older children together with its own sixth form college.

There are two Grammar Schools in Stroud namely Stroud High School for girls aged 11 to 18 and Marlin School for boys aged 11 to 18.

Cam and Dursley Railway Station is nearby and runs trains to Bristol, Bath, Gloucester, Cheltenham and Worcester. For overseas travel Bristol Airport is about 36 miles away.

From the A38 it's less than five miles to the M5 Junction 13 for Cheltenham and the Midlands, or south to Bristol, the West Country, and the M4 for London.

Directions

What3Words /// rank.grafted.pioneered

Services & Tenure

The site is sold with freehold tenure.

All services are laid to the boundary of the site. Parties should address specific enquiries of the relevant service providers.

Local Authority

Stroud District Council

Tel. 01453 766321

www.stroud.gov.uk

Viewings

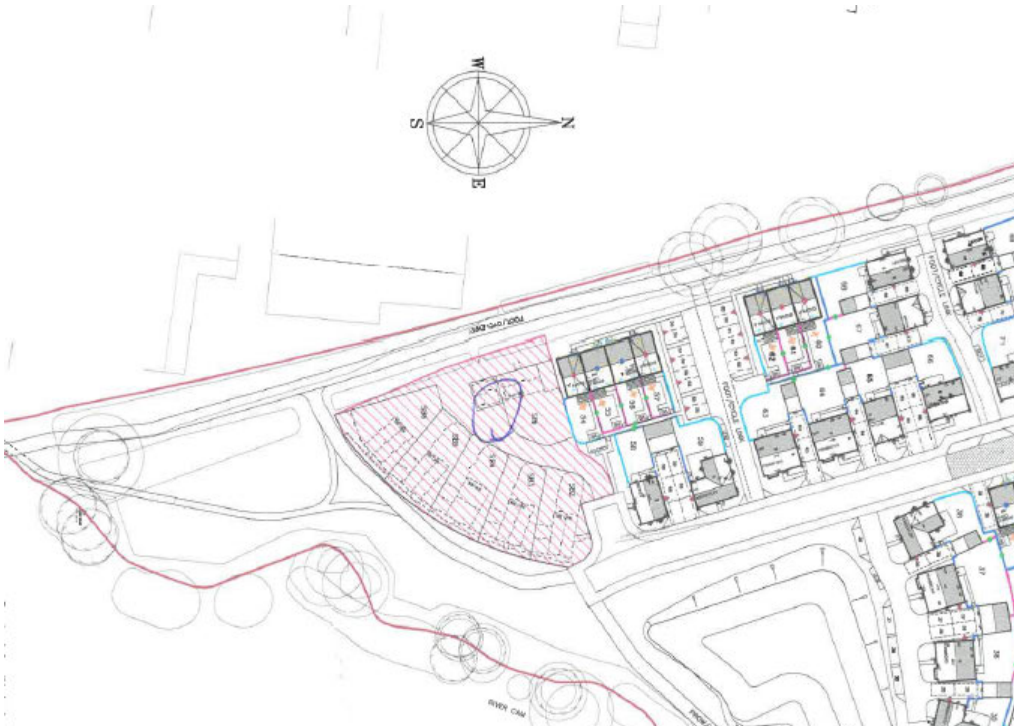
The site can be seen from the roadside during normal daylight hours taking care and at your own risk.

Town & Country Planning

Outline planning was granted on 21st Dec 2017 under planning application number S.15/2804/OUT for a mixed use development comprising of up to 450 dwellings, 10.7 hectares of employment land for Use Classes B1, B2 and B8 with associated parking and servicing; open space and landscaping including riverside park; flood storage ponds and infrastructure; creation of new vehicular accesses to Draycott (A4135) and Box Road and supporting infrastructure and utilities. At Land North East Of Draycott Cam Gloucestershire.

Method of Sale

The site is offered for sale by private treaty with a guide price of £800,000





2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 646770

E: landandnewhomes@perrybishop.co.uk

perrybishop.co.uk

ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

