



Commercial or Residential Development Opportunity- Cirencester

(Subject to appropriate consents)

Former Sunhill Mushroom Composting Facility, near Cirencester, Gloucestershire, GL7 5SZ



www.brutonknowles.co.uk

01452 880000

CODE 3982

Commercial or Residential Development Opportunity

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For Sale – 16 Acres (6.47 Hectares)

LOCATION

The former facility is located in the rural hamlet of Sunhill, Gloucestershire, lying some 6.8 miles from the market town of Cirencester. Whilst the area is predominantly agricultural, arable land, it does have access to the A417/A419 trunk roads (6 miles) which provide access to Cirencester and the M4 and M5 motorways.

DESCRIPTION

The site is roughly rectangular extending to approximately 16 acres (6.47 hectares), with around 5.75 acres comprising hardstanding/redundant steel portal frame and brick buildings. The property comprises a former mushroom composting facility and is accessed from an entrance off an unclassified road through double hung steel gates. The majority of the site is surfaced concrete although there remains several basic office and storage buildings, a number of which are dilapidated, along with a large redundant water storage tank.

The site is bordered by a heavily landscaped bund with a further landscaped bund running through the centre of the site, creating two main parcels of land.

Access to the land is located in the northwest corner of the land off Welsh Way, with a roadway running behind the northern treeline to access the furthest section of the site.

SUMMARY

- 2no. former, single-storey office buildings
- Several steel portal framed buildings with HGV or agricultural vehicle access
- Private road running along the northern boundary of the site, accessed via the main entrance, from Welsh Way
- Expansive areas of concrete hardstanding with potential to enlarge
- Heavily landscaped boundaries providing good screening to surrounding properties
- Potential for a variety of uses subject to the appropriate consents

PLANNING

The site was previously used as a distribution centre for mushroom compost, for which the planning use is 'Sui Generis.'

We believe that the Local Authority may well look favourably towards a commercial use for the site, with support for an "appropriate level" of commercial redevelopment.

In addition, we understand that there is a will locally for the site to be developed for residential use, with the Parish Council previously supporting an application for 20 dwellings on the site.

Prospective purchasers are advised to make their own enquiries of the Local Planning Authority in respect of their proposed use for the site.

SCHEDULE OF ACCOMMODATION

Total Site Area	16 acres (6.47 hectares)
Total Hardstanding Area	5.75 acres (2.33 hectares)
Existing Building Coverage	Approximately 3.83 acres (1.55 hectares)

TENURE

The property is offered freehold with vacant possession. Title No. GR132661.

SERVICES

We understand that mains electricity and water were connected to the site but these will need to be re-commissioned by a purchaser. We also believe the site benefits from a private drainage system which again will require re-commissioning.

GUIDE PRICE

£1,000,000. An overage provision will be placed on the title whereby the vendor will share 50% of the uplift in value should planning consent be achieved for residential uses.

VAT

VAT will not be charged on the sale price.

LEGAL

Each party is responsible for its own legal costs incurred in this transaction

VIEWING & FURTHER INFORMATION

Viewings are strictly by prior arrangement with Bruton Knowles.

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise

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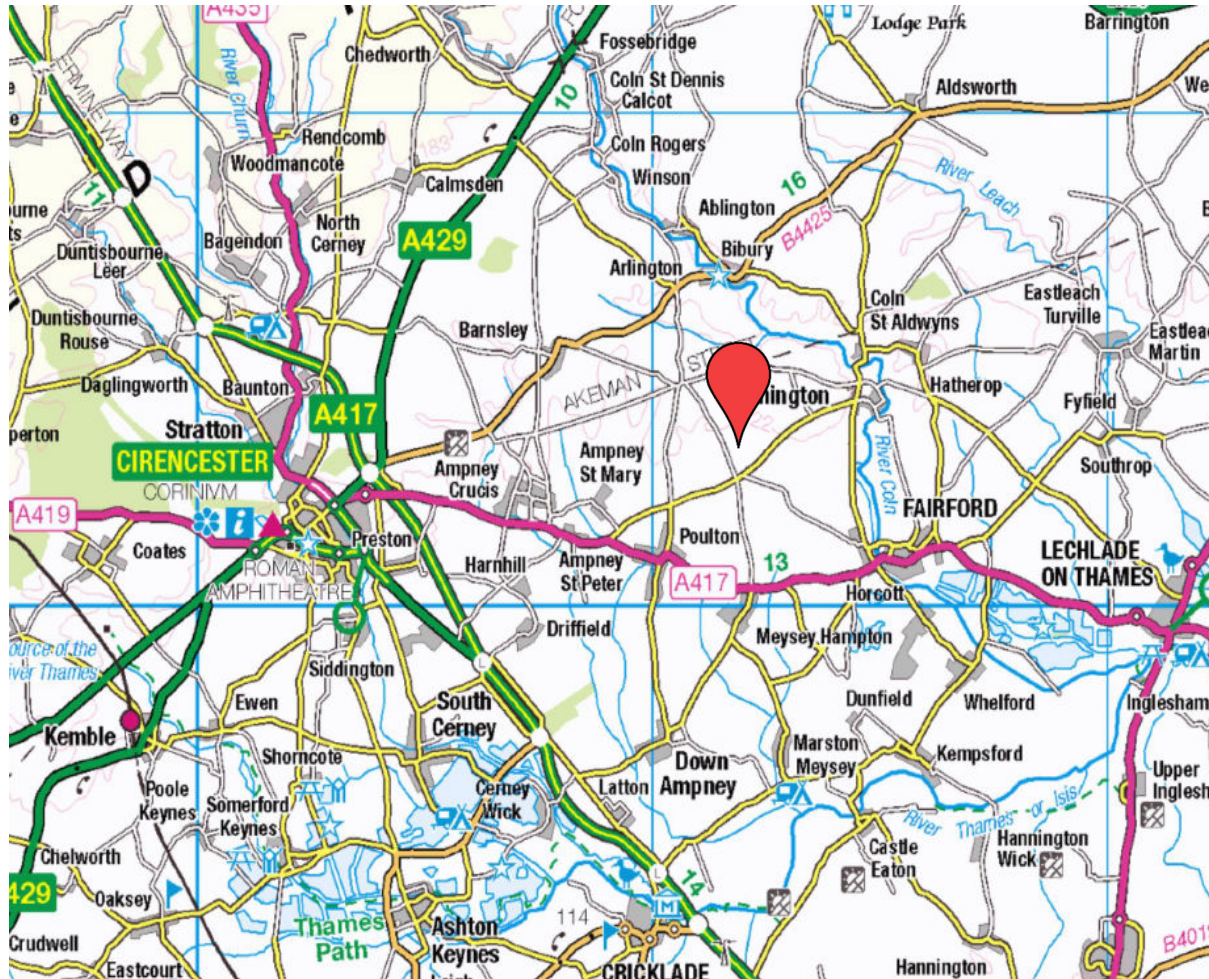
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A rare opportunity acquire a 16 acre site with development potential

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