

# FOR SALE

## Potential Strategic and BNG Land

Various Parcels, Hempsted Lane and Rectory Lane, Hempsted, Gloucester, GL2 5JT



# BRUTON KNOWLES



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For Sale

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## LOCATION

The parcels are all located in the Gloucester village/suburb of Hempsted. The village benefits from a number of amenities to include a highly regarded primary school, village shop, church, village hall, community hall, rugby club, recreational ground and play area. The village is within walking distance of the Gloucester Docks, Gloucester Quays and City Centre, and associated services and transport links.

The village is particularly well placed for easy access to motorway and other transport links, in particular the A40, A38 and Junction 12 of the M5 motorway.

- **Hempsted Primary School – 0.3 miles**
- **Gloucester Quays – 0.9 miles**
- **Gloucester Train Station – 1.8 miles**
- **M5 Junction 12 – 4.2 miles**

## DESCRIPTION

**Parcel A** – Comprises an agricultural field extending to approximately 1.4 acres (0.57 hectares) centrally located within the village, fronting onto both the 'main' Hempsted Lane and Ladywell Close. It is surrounded by residential development, including new/modern schemes to the west, north and east.

**Parcel B** – Comprises a level parcel of land extending to approximately 0.18 acres (0.07 hectares) located centrally within the village, fronting on to the main Hempsted Lane with agricultural gate, adjacent to existing residual dwellings and the Post Office. To its southern edge is a walkway, owned by Gloucestershire County Council and providing access only to the primary school.

**Parcel C** – Comprises approximately 6.21 acres (2.51 hectares) of agricultural land to the western edge of the village. Accessed via an agricultural gateway off Rectory Lane to the south, the site slopes downhill from east to west, towards the River Severn.

## PLANNING

No assurances are offered in relation to the planning prospects of each site, but the following is noted:

**Parcel A** – Located centrally within the village and with access options off both Hempsted Lane and Ladywell Close. The site is within Flood Zone 1 and the adopted Gloucester City Plan (2011-2031) confirms its location within the Hempsted Conservation Area.

**Parcel B** – Located centrally within the village and fronting onto Hempsted lane, the parcel has the appearance of a residential building plot and may have scope for such a use, subject to planning permission. The site is within Flood Zone 1 and the adopted Gloucester City Plan (2011-2031) confirms its location within the Hempsted Conservation Area.

**Parcel C** – Agricultural land highlighted in the Gloucester City Plan as being within a Nature Recovery Area (NRA) and may therefore offer significant Biodiversity Net Gain benefits, supported by management interest from Gloucestershire Wildlife Trust.

## VAT

The land will not be elected for VAT.

## LEGAL INFORMATION

Each party to be responsible for its own legal costs.

Parcel A – Registered Titles: GR385097 and GR72335

Parcel B – Registered Title: GR387229

Parcel C – Registered Title: GR384552

## OVERAGE / UPLIFT

Overage/uplift – It is intended that the sale of Parcel A is to be subject to an uplift clause of 50% in the event it subsequently secures planning permission for development.

## TERMS

The parcels are for sale by way of Informal Tender, with offers invited for the freehold of each parcel prior to **Thursday 24<sup>th</sup> September 2026**.

Offers should be submitted by email to [lauren.gaunt@brutonknowles.co.uk](mailto:lauren.gaunt@brutonknowles.co.uk)

Parties are invited to submit offers as follows:

- Unconditional (subject to contract only)
- Confirm the identity of the purchaser
- Confirm how the purchase will be funded
- Be for a fixed sum and not calculable by any other offer

The vendors reserve the right not to accept the highest or indeed any offer.

Offers should be submitted in accordance with the prescribed Tender Form. Please email Lauren Gaunt for a Tender Form – [lauren.gaunt@brutonknowles.co.uk](mailto:lauren.gaunt@brutonknowles.co.uk)

## VIEWING & FURTHER INFORMATION

Parcels A & B can be viewed from the public highway. Parcel C can be viewed from Rectory Lane to the south and from the public footpaths located externally to its western and north-eastern boundaries.

**SUBJECT TO CONTRACT – AUGUST 2026**

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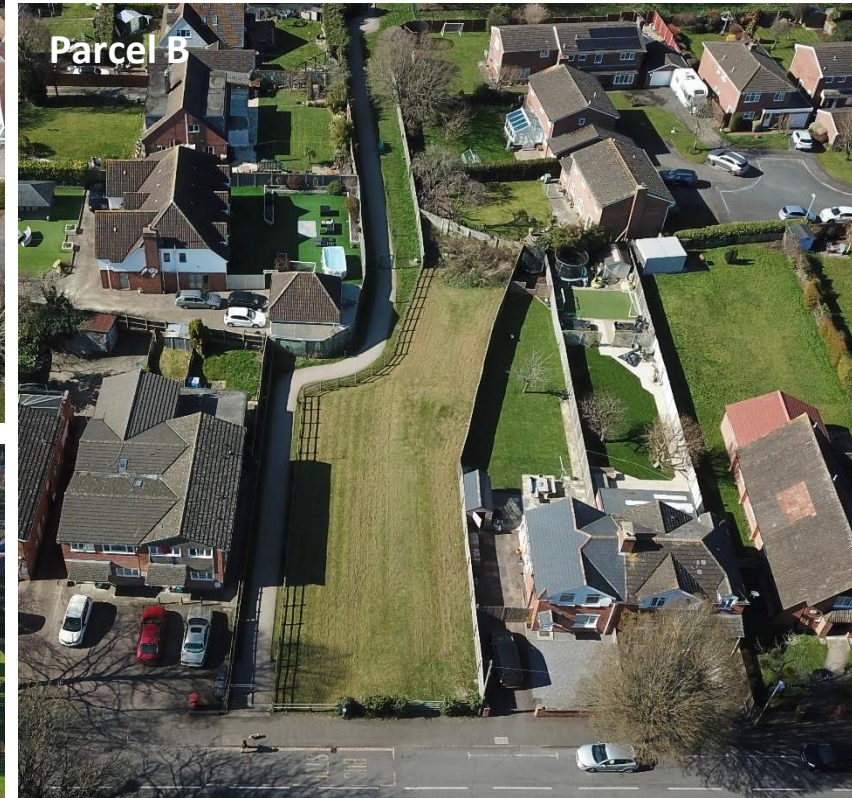
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Parcel A



Parcel B



Parcel C



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### Gloucester office:

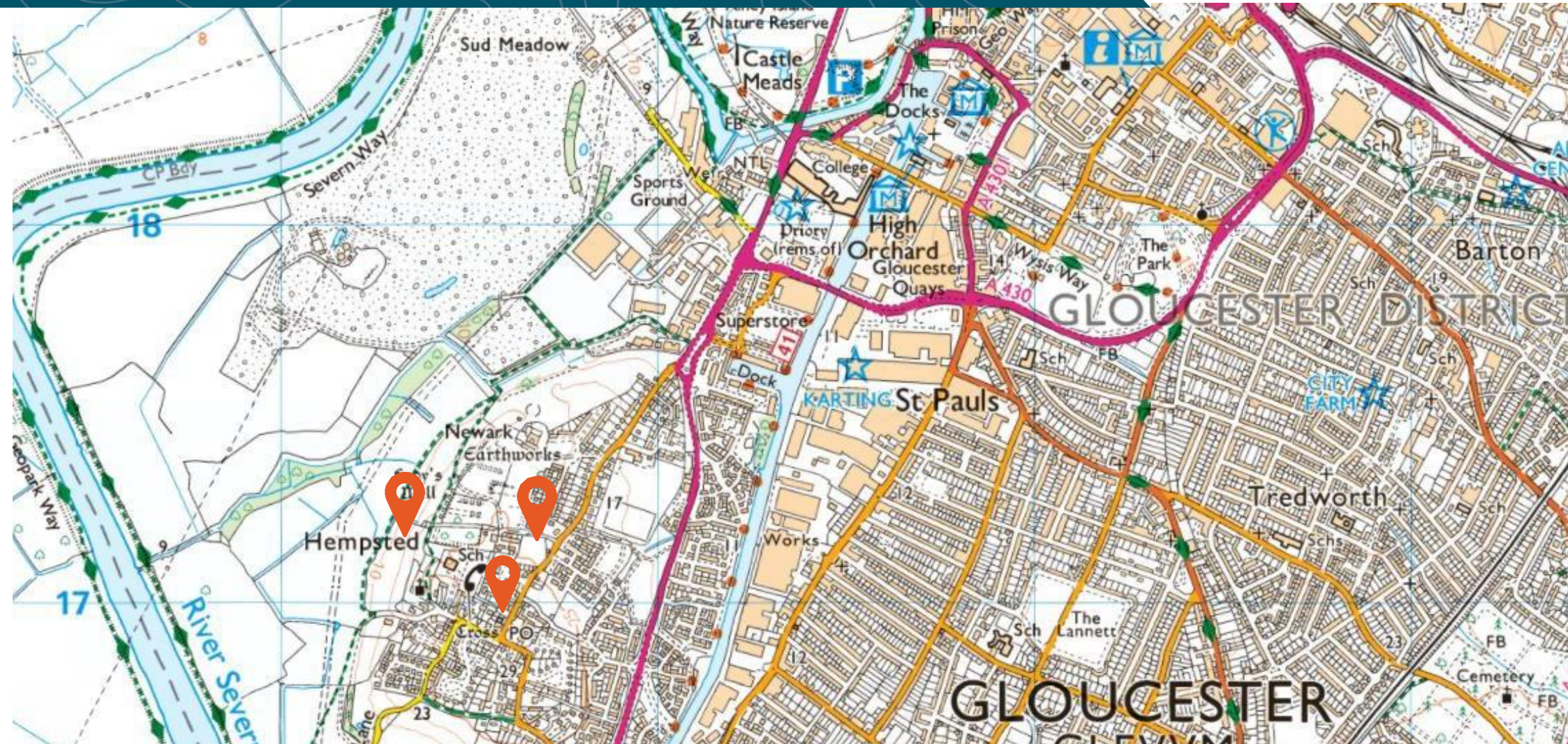
Olympus House, Olympus Park,  
Quedgeley, Gloucester, GL2 4NF

T: 01452 880000



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**Regulatory** Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

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