

BRIMSCOMBE PORT

OCCUPIER
AND DEVELOPER
OPPORTUNITY

A UNIQUE
WATERFRONT
OPPORTUNITY
LOCATED
DEEP IN THE
COTSWOLDS.

A419 LONDON ROAD, STROUD,
GLOUCESTERSHIRE

Expressions of Interest are sought from occupiers
and developers for all or part of a 10.2 acre site.

■ Mixed use
including
residential, retail,
leisure, food and
drink and
employment.
(Subject to
planning)

■ Located on the
corridor of the
Cotswold Canal
which, when
restored, will
re-connect the
River Thames and
River Severn
(via Gloucester and
Sharpness Canal).

■ The port will
become the
central focus of the
first phase of the
Cotswold Canal.

On behalf of the owner, Stroud Valleys Canal Company

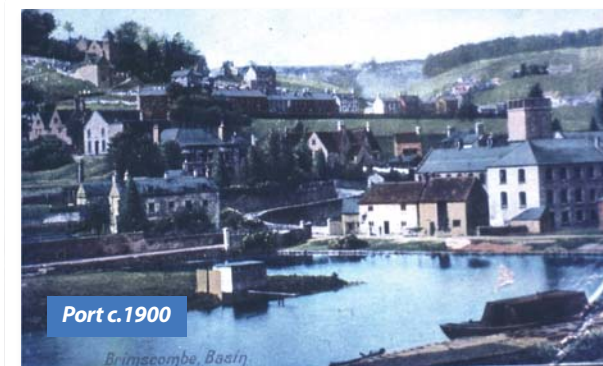
THE VISION

This is a former inland port dating back to the 1780s. Today the property comprises a largely redundant industrial estate however the partners vision is to reinstate this historic inland port and create a unique waterfront development opportunity offering:

- Picturesque Cotswold location
- Adjacent to River Frome
- Environment rich in history
- Mixed use destination scheme to include, residential, retail and food and drink
- Good transport links to thriving market towns
- Committed public sector partners
- Delivery of canal and basin - It is envisaged that the waterway will be provided by the canal restoration project partners who are regenerating the first phase of the canal, which is due to link up Stonehouse to Brimscombe
- Consideration given to comprehensive or individual developments

THE LOCATION

- 8 miles east of junction 13, M5 Motorway
- 3 miles east of Stroud town centre and rail station
- 11 miles west of Cirencester
- Cheltenham 16 miles, Gloucester 12 miles
- London in 1hr 40 minutes by rail
- Population of Stroud District 111,000 (Stroud Valleys urban area namely Stonehouse to Chalford = 40,339 date 2010)



Port c.1900

PROPOSAL

Written expressions of interest are kindly sought before the end of November 2012. Please specify:

- Your requirements (Floor area/site area/tenure)
- Use type
- Details/price/rental range



Indicative future environment

For all enquiries please call:
Charles Hawkeswood MRICS

Development Consultant for Canals Project

HAWKESWOOD PROPERTY CONSULTANCY

Telephone: 01453 754241 Mobile: 07831 584162

Email: ch@hawkeswoodproperty.co.uk

PLANNING

Identified by planning officers at Stroud District Council as a project of significant importance with strong potential to provide a key area of mixed use regeneration and safeguard the long term future of a number of identified heritage assets.

Supported by:

Site owner:

Consultant:



