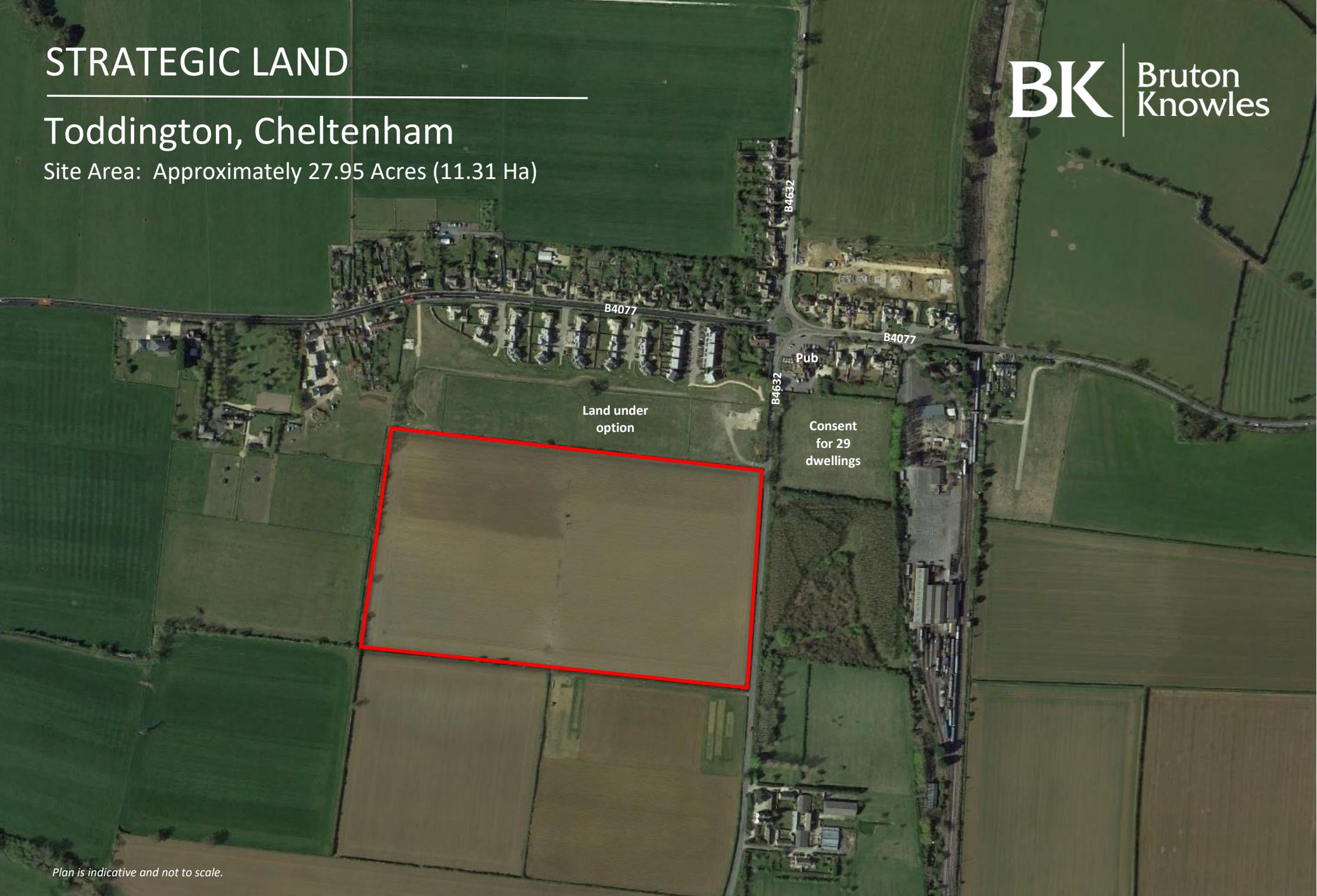


STRATEGIC LAND

Toddington, Cheltenham

Site Area: Approximately 27.95 Acres (11.31 Ha)



Plan is indicative and not to scale.

Strategic Land Approximately 27.95 Acres (11.31 Ha)



LOCATION

The subject site is located to the east end of the attractive Cotswold village of Toddington, between New Town and Didbrook. The village is split into two, the 'old town' near the church and the 'new town' at the crossing of the B4077 and B4632 roads. The parcel of land is located just off the B4077 via the roundabout and is on the western side of the B4632. Toddington is a village and civil parish in north Gloucestershire in Tewkesbury Borough, located approximately 12 miles north-east of Cheltenham. Situated in close proximity to the site and at the heart of the village is the Pheasant Inn and village shop. To the east of the site is the historic GWR Toddington Station and heritage railway. A garden centre is also located nearby.

DESCRIPTION

The subject site comprises a relatively level rectangular arable field, extending to approximately 27.95 acres (11.31 hectares). Access is provided via an open entrance in the north eastern corner of the site off the B4632. Overhead power lines on wooden poles traverse the centre of the site in a north-south direction. To the south is open agricultural land.

The site is registered under the wider Freehold Title GR440577.

PLANNING

The subject site is situated within the planning jurisdiction of Tewkesbury Borough Council. Planning Policy is covered by the Tewkesbury Borough Plan 2011-2031 which was adopted on the 8th of June 2022. The Joint Core Strategy (JCS) sets out the strategic planning framework for areas within Gloucester City Council, Cheltenham Borough and Tewkesbury Borough Council. The JCS was adopted in 2017 and is now undergoing a review.

The site is not located within the Green Belt nor an Area of Outstanding Natural Beauty (AONB), however the site falls under a Special Landscape Area (Policy LAN1).

Following recent Appeals, Tewkesbury Borough Council cannot demonstrate a 5 Year Housing Land Supply with this being at best 3.39 years supply (Ashchurch appeal decision 12th December 2023).

Toddington is classified as a Service Village with the adopted Local Plan.

TERMS

The site is available for promotion via an Option or Promotion agreement and parties are invited to submit terms as follows:

- Type of agreement
- Percentage - discount/share of proceeds
- Premium payment (s) to landowner
- Term (s) of agreement/Longstop
- Any deductible costs and caps
- Minimum price per gross acre
- Confirmation of payment of landowner's professional fees

Offers to be sent via email to Harry Breakwell
harry.breakwell@brutonknowles.co.uk

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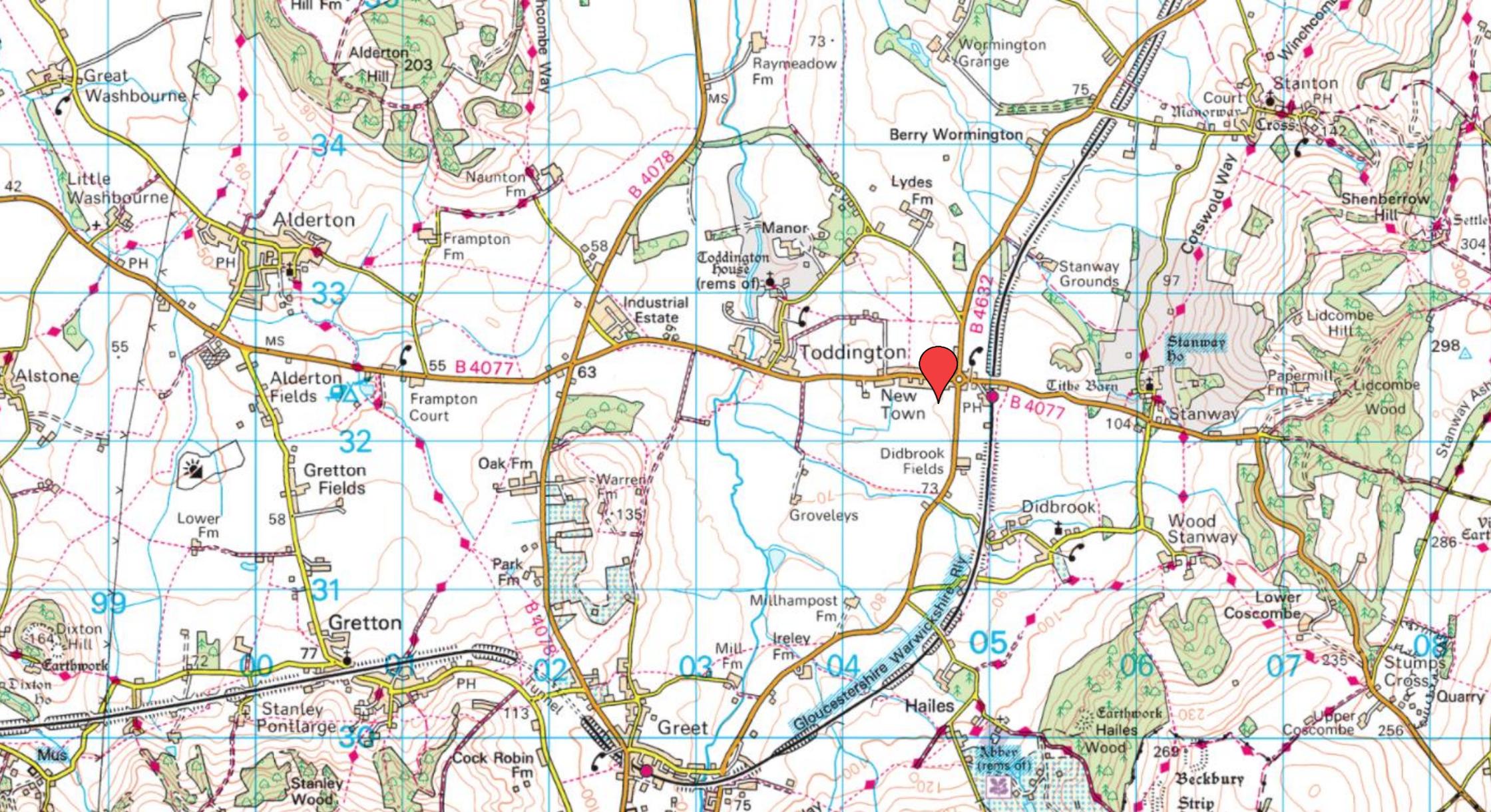
VIEWING

Viewings are strictly by prior appointment only with Bruton Knowles.

SUBJECT TO CONTRACT - FEBRUARY 2024

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 residential 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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