

# STRATEGIC LAND

## Swindon Village, Cheltenham

Site Area: Approximately 21.99 Acres (8.90 Ha)

**BK** | Bruton Knowles

**Strategic Allocation – Policy A4 (North West Cheltenham)** – approx. 4,285 new homes, office park, employment land, retail, healthcare, community facilities and green infrastructure

23/00354/OUT - Pending 165 unit application

Brockhampton Lane

Brockhampton

Hyde Lane

Evesham Road

Cheltenham Racecourse

Retail Park

A4019

*Plan is indicative and not to scale.*

# Strategic Land Approximately 21.99 Acres (8.90Ha)



## LOCATION

The subject site is situated to the north of Swindon Village, which is to the north western edge of Cheltenham. The land is located just off Brockhampton Lane which runs from Swindon Village past the site and out towards Hyde Lane, Cheltenham Racecourse, and to the south of Bishops Cleeve. Swindon Village provides a range of facilities including a Primary School, the Village Park, Community Hall and Church. Other amenities to include shops, cafes and restaurants are located to the south of Swindon Village, along Tewksbury Road (A4019) and at the Gallagher and Kingsditch Retail Parks.

## DESCRIPTION

The subject site, extending to c.21.99 acres, comprises predominately equestrian paddocks together with a number of associated stable buildings and menages. The northern section of the site lies a small area of scrubland, which is located within Flood Zone 3. The remaining land falls outside the flood plain.

The site is bound to the east by Brockhampton Lane and the railway line. Immediately to the south is a pending outline planning application for up to 165 no. units (planning ref: 23/00354/OUT). To the west of the site lies arable land which extends out towards Elmstone Hardwicke which is subject to an outline application for up to 4,115 no. dwellings.

The site is registered under the Freehold Titles GR212928 (c. 6.77 acres) and GR208271 (c. 15.22 acres).

## PLANNING

The subject site is situated within the planning jurisdiction of Cheltenham Borough Council, with a small parcel to the north situated within Tewkesbury Borough Council. Planning Policy is governed by the Cheltenham Borough Council Local Plan 2011-2031 (adopted July 2020) and the Joint Core Strategy (JCS).

Cheltenham Borough Council, Gloucester City Council and Tewkesbury Borough Council are producing a Strategic and Local Plan (SLP). The SLP will provide an overarching planning strategy, with the Regulation 18 consultation currently being reviewed. The preferred options review is anticipated to be undertaken in early 2025.

The site is not located within the Green Belt nor an Area of Outstanding Natural Beauty (AONB).

### Allocation

The subject site forms part of the wider Strategic Allocation which comes under Policy 'A4 North West Cheltenham'. This Strategic Allocation is located adjacent to the north-western edge of Cheltenham, north of the A4019 Tewksbury Road and west of the Gallagher Retail Park, Kingsditch Industrial Estate and Swindon Village.

The land is predominantly in mixed agricultural use. The Strategic Allocation will be expected to deliver c.4,285 new homes, B Class Office Park, employment areas and new, primary and secondary education schools and facilities as well as vast areas of green infrastructure.

There are several applications surrounding the subject site, including a pending outline application for up to 165 units (immediately to the south), Ref: 23/00354/OUT and to the west, there is a pending application for up to 4,115 units, Ref: 16/02000/OUT.

## 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

Alternatively, the landowner may consider Freehold offers to include uplift terms in the event the land secures planning permission.

Offers should be received by Bruton Knowles by **Noon on Thursday 9<sup>th</sup> May 2024** via email to Harry Breakwell: [harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)

## VIEWING

Viewings are strictly by prior appointment only with Bruton Knowles.

**SUBJECT TO CONTRACT - MARCH 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.

# Cheltenham Plan Proposals Map

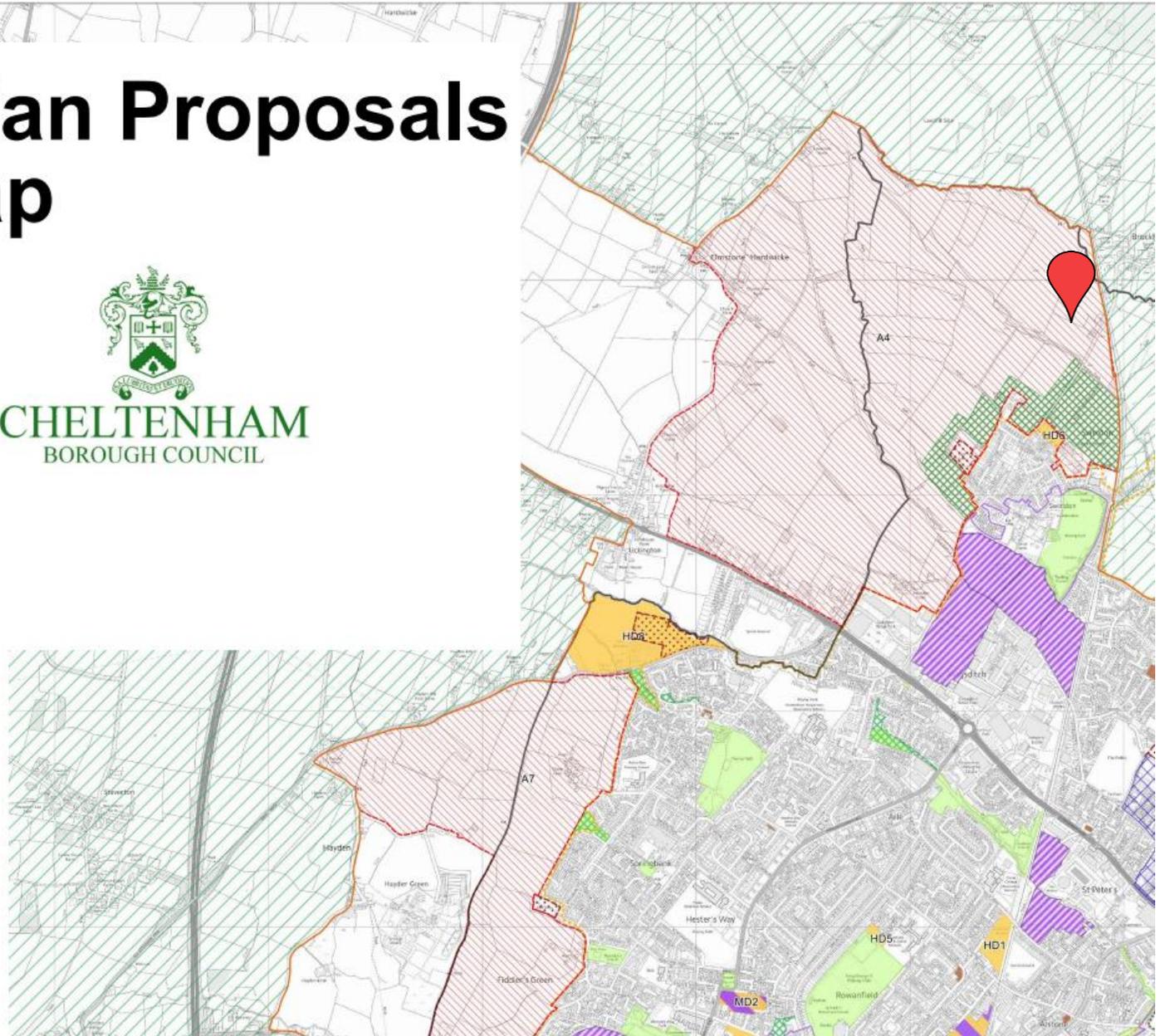
Adopted July 2020

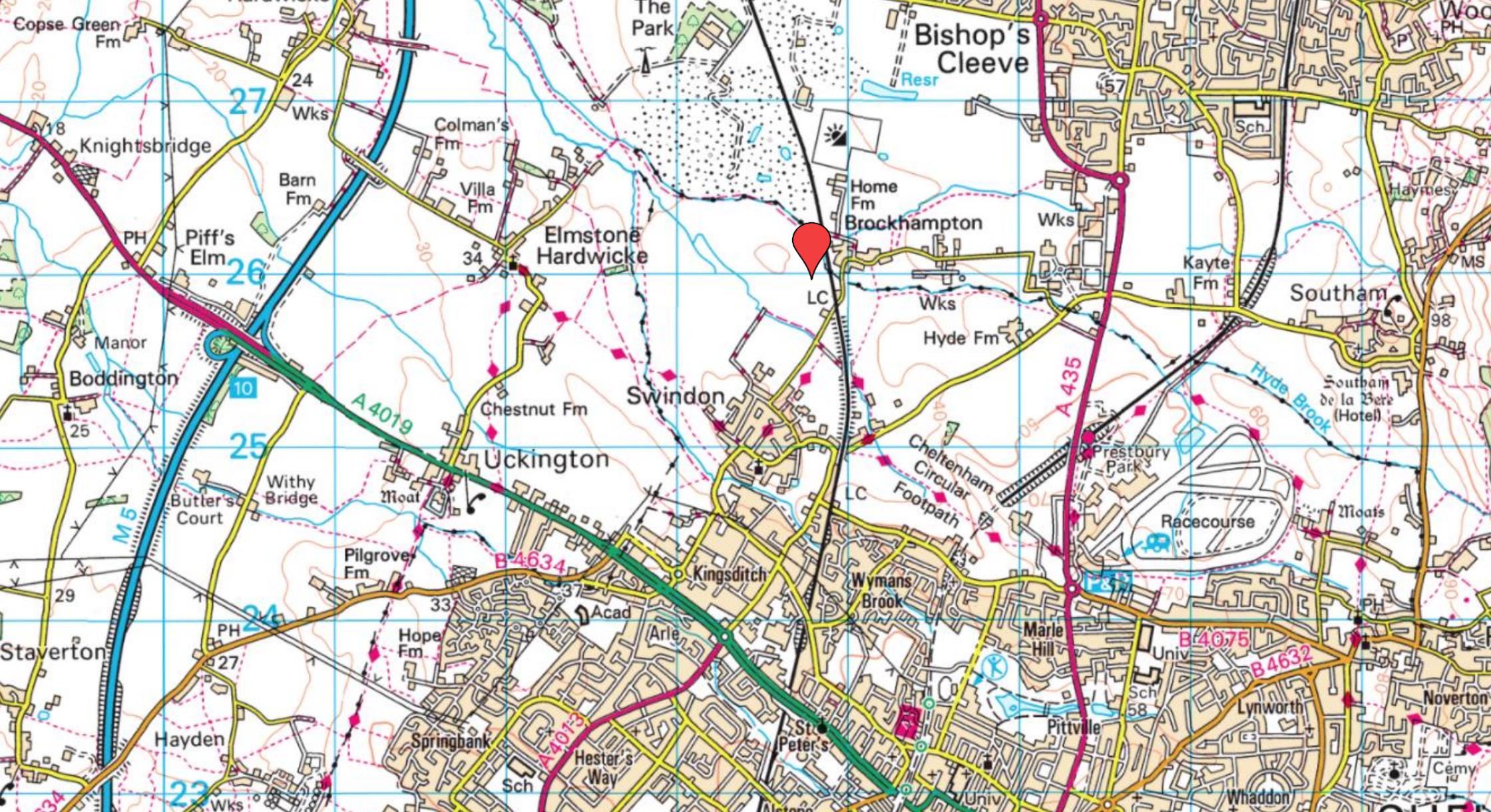


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## Key

- Cheltenham Borough Boundary
- The Cotswolds Area of Outstanding Natural Beauty (JCS SD5)
- Green Belt (JCS SD5)
- Strategic Allocations (JCS SA1, A4 and A7)
- Principal Urban Area (JCS SP2 & SD1)
- Employment Land (CP EM1)
- Conservation Areas (CP HE3)
- Housing allocations (CP H1)
- Mixed-Use Development (CP H2)
- Indicative area for Secondary School (CP MD4)
- HMO Restricted Area (CP HM5)
- Honeybourne Line (CP TN1)
- Local Green Space (CP GI1)
- Allotments (CP CI3)
- Public Green Space (LP2006 GE2)
- District Centres (LP2006 RT1 & RT4)





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