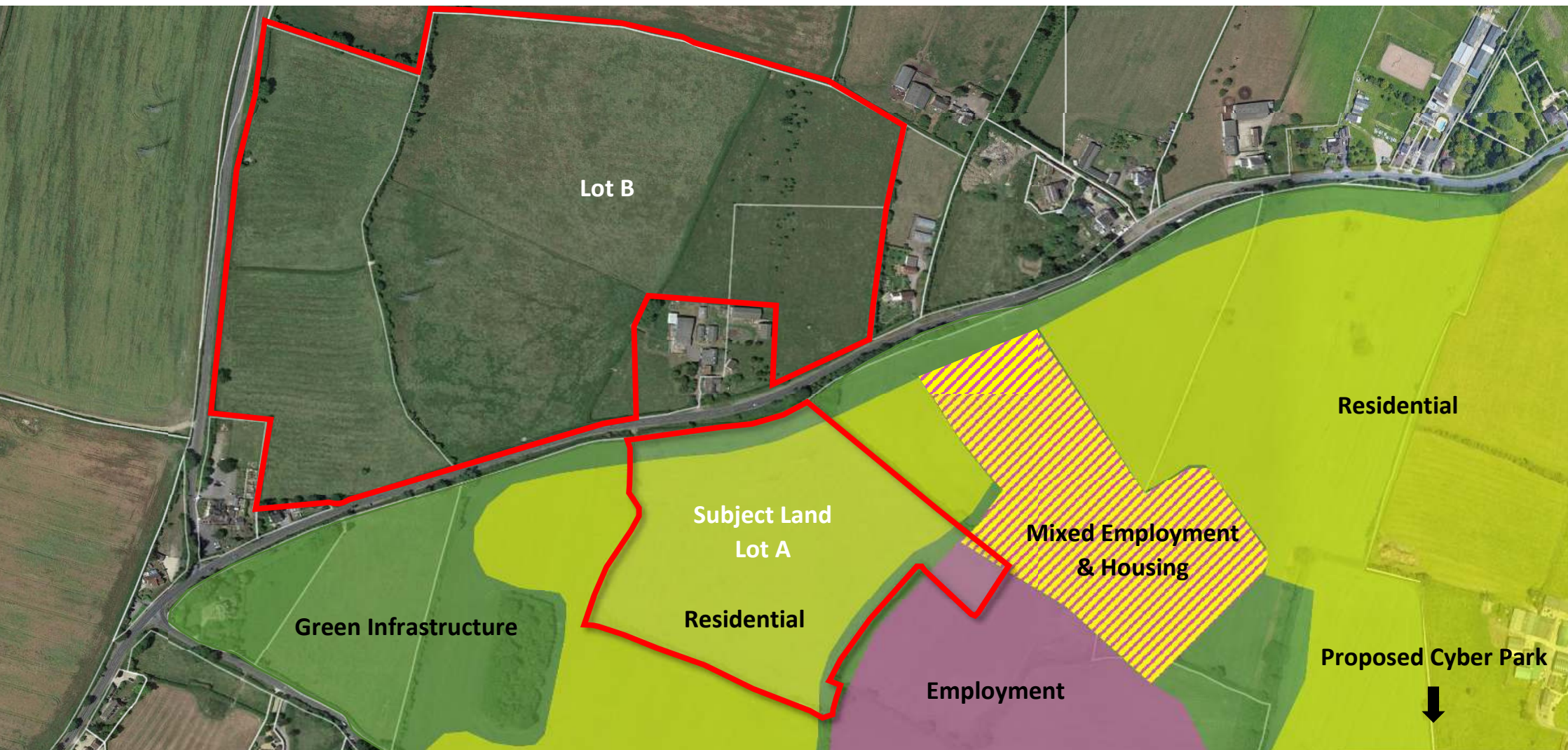


# POTENTIAL DEVELOPMENT LAND

## FREEHOLD FOR SALE BY INFORMAL TENDER

Land off Old Gloucester Road, Cheltenham, GL51 0SW - Part of Proposed West Cheltenham Cyber Park

Allocation for Residential Development (A7- West Cheltenham) within the JCS and Strategic Land – 59 Acres



# JCS ALLOCATION A7 – WEST CHELTENHAM

## LOCATION

The land is located off the Old Gloucester Road (B4634) which leads from the Main Cheltenham west thoroughfare - Tewkesbury Road (A4019) to Staverton / Gloucestershire Airport. The land is located 3 miles north-west of Cheltenham Town Centre. Transport links are good with J10 of the M5 Motorway 1.5 miles to the north and J11 - 4 miles to the South. The postcode is GL51 0SW

## DESCRIPTION

Lot A comprises an irregularly shaped and gently sloping parcel of agricultural land. The land is accessed off the main road from the north via an established agricultural access.

Lot B comprises a number of fields of agricultural land, in pasture.

- Lot A - 13.81 Acres (5.58 Hectares) Approx.
- Lot B – 45.2 Acres (18.29 Hectares) Approx.
- Close to J11 & J10 M5 Motorway
- Potential For Major Residential Development (STP)
- Within Cyber Park Draft Allocation

## SERVICES

Purchasers are advised to make their own investigations as to services. Please Note that major electrical pylons transverse the land. Notice to terminate the wayleaves have been served on Lot A.

## PLANNING POTENTIAL

The subject site is situated within the planning jurisdiction of Tewkesbury Borough Council and has potential for residential development, subject to gaining the necessary consents.

Lot A - located to the south of the B4634, Old Gloucester Road benefits from a Strategic Land Allocation for Housing under allocation Ref: A7. For a mixed-allocation of housing and employment. The site forms part of the adopted Joint Core Strategy (JCS). Lot B- is within the greenbelt and has potential subject to greenbelt review.

Gloucestershire 2050 identifies the location, providing the linkage to create a super city of the future with the potential to house 520,000 inhabitants creating a coalescence of Gloucester and Cheltenham.

Proposals have been made for a significant cyber park to the north-west of GCHQ, led by Cheltenham Borough Council and Severn Trent as major landowners.

## TENURE

Freehold with Vacant Possession.

## OVERAGE / UPLIFT

Offers can be made subject to a fixed price overage, subject to planning.

## TERMS / METHOD OF SALE

The land is available For Sale Freehold on an Unconditional Basis. Bids should be submitted in the prescribed tender form by Noon **5th December 2019**.

## VAT

VAT will not be chargeable on the purchase price.

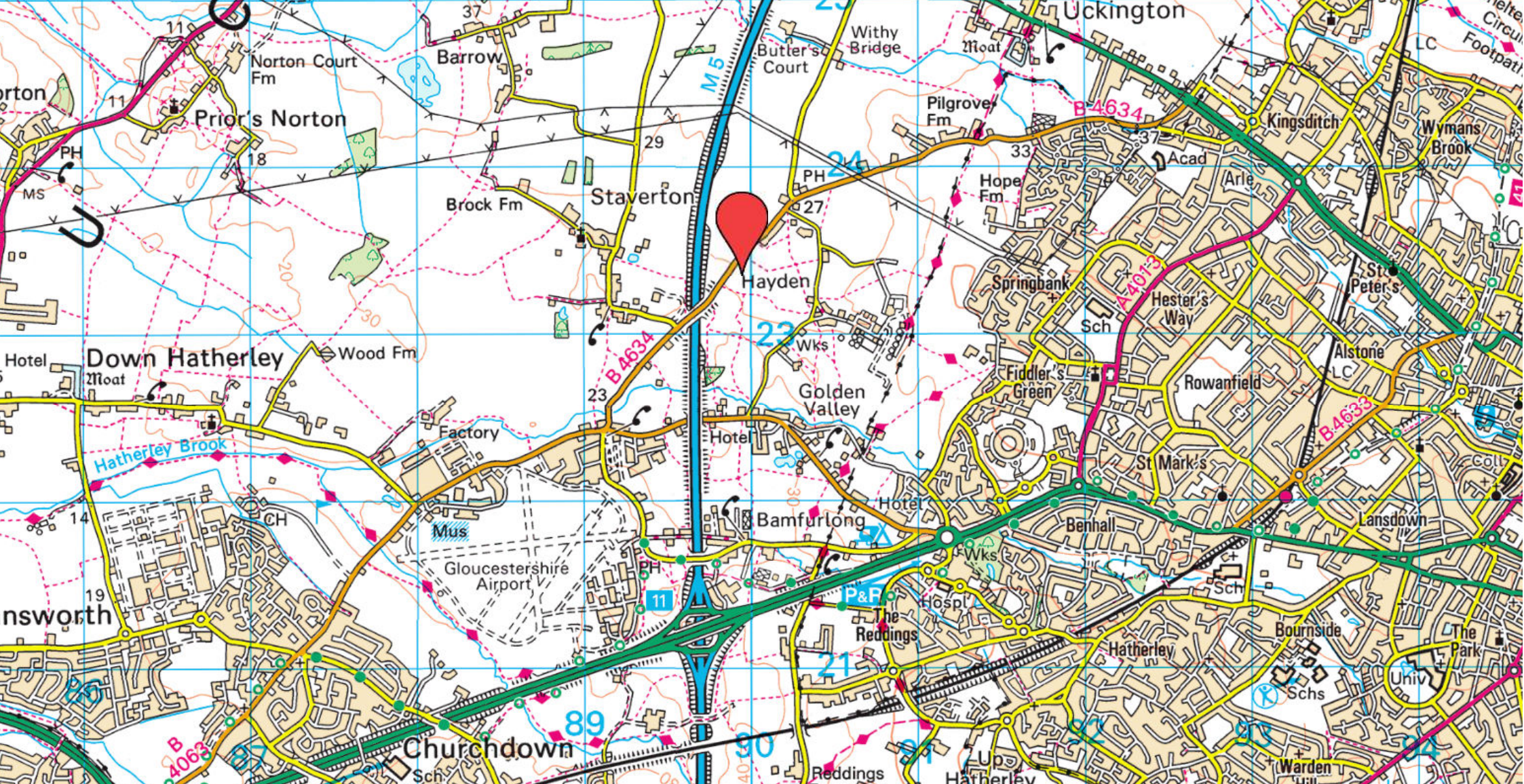
## VIEWING & FURTHER INFORMATION

The site can be viewed from gateway access points. Should you require any further information, please contact us.

## SUBJECT TO CONTRACT - OCTOBER 2019







## CONTACT

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