

# Strategic Development Opportunity

## Cheltenham, Gloucestershire

Land north of M5 J.11, Staverton, Cheltenham, Gloucestershire, GL51 0TF

For Option / Promotion Agreement – Lot A – 34.66 acres, Lot B – 2 Acres, Lot C – 12.54 Acres





# Land North of M5 J.11, Cheltenham, Gloucestershire

## LOCATION

Lot A is located to the south of the B4063 to the east of Gloucestershire Airport and Staverton Industrial Estate. The land is to the north of Bamfurlong, some 3.1 miles west of Cheltenham Town Centre. Junction 11 of the M5 Motorway is in close proximity via the A40.

**Cheltenham – 3.1 miles**

**Gloucester – 6.5 miles**

## DESCRIPTION

The land comprises agricultural pasture. All parcels are broadly level and rectangular in shape. Boundaries are marked with established hedgerows. Access to Lot A is provided via an established gateway off the B4063. Access to Lot B is via Hayden Lane to the north and the parcel borders the watercourse Hatherley Brook. Lot C is located to the south of Old Gloucester Road – B4634 and is accessed over a private farm track / over which there is a right of way.

**Lot 1** – Strategic land of approximately 34.66 acres.

**Lot 2** – Strategic land of approximately 2.00 acres

**Lot 3** – Strategic land of approximately 12.54 acres.

## LOCAL PLANNING AUTHORITY

The local authority is Tewkesbury Borough Council.

## PLANNING

The land is located within GRB1 - Green Belt. However, a green belt review is anticipated in the next few years. The land is not designated as 'safeguarded land' within the adopted Joint Core Strategy. Lots A and B are not located within a Flood Zone. The site is not located within the AONB nor is it a special landscape area or landscape protection zone. It forms a strategic position off M5 J.11.

The site has strategic development potential, subject to a green belt review.

The Joint Core Strategy is currently under review. The draft plan consultation is expected in 2020.

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. Cheltenham Borough Council recently acquired 110 acres in this location for £37.5 million.

## TERMS & GUIDE PRICE

Option/Promotion Agreement terms are invited.

Please specify the following when bidding;

- Which Lot
- Premium – deductible, but non returnable
- Duration of term(s)
- Percentage of Market Value/Sales Proceeds to be returned to landowner
- Whether planning costs are to be deducted
- Minimum Price per gross acre
- Quantum of landowners' legal and agent fees to be met by the Promoter
- Your planning strategy

Offers should be submitted to Scott Winnard by post or email - [Scott.Winnard@brutonknowles.co.uk](mailto:Scott.Winnard@brutonknowles.co.uk), by **Midday on 21st November 2019**

## VIEWING

Lot A may be viewed from the agricultural gateway off the B4063. Lot B may be viewed from the agricultural gateway off Hayden Lane. Lot C can be viewed off the Old Gloucester Road – B4634 via an agricultural farm track.



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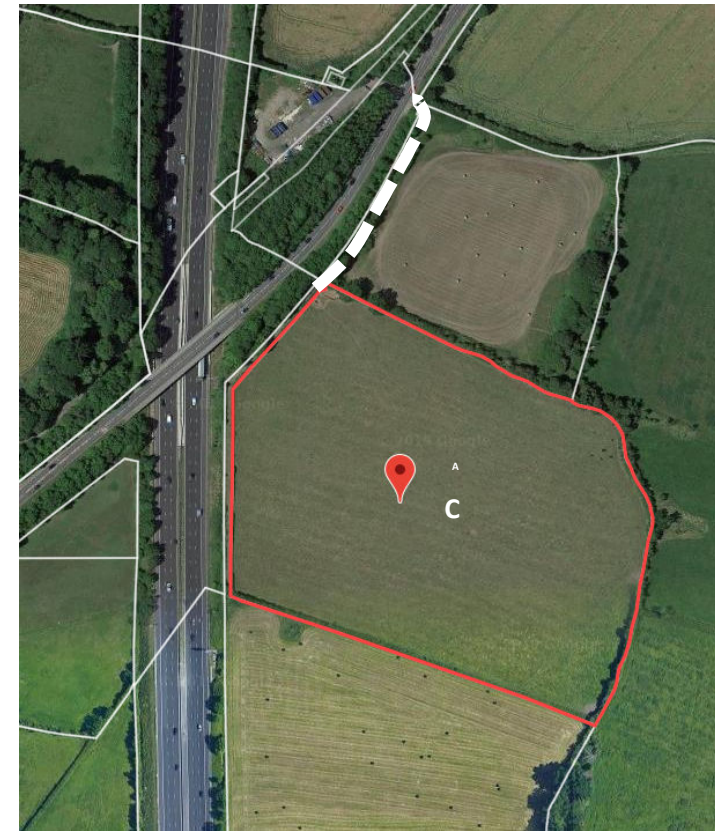
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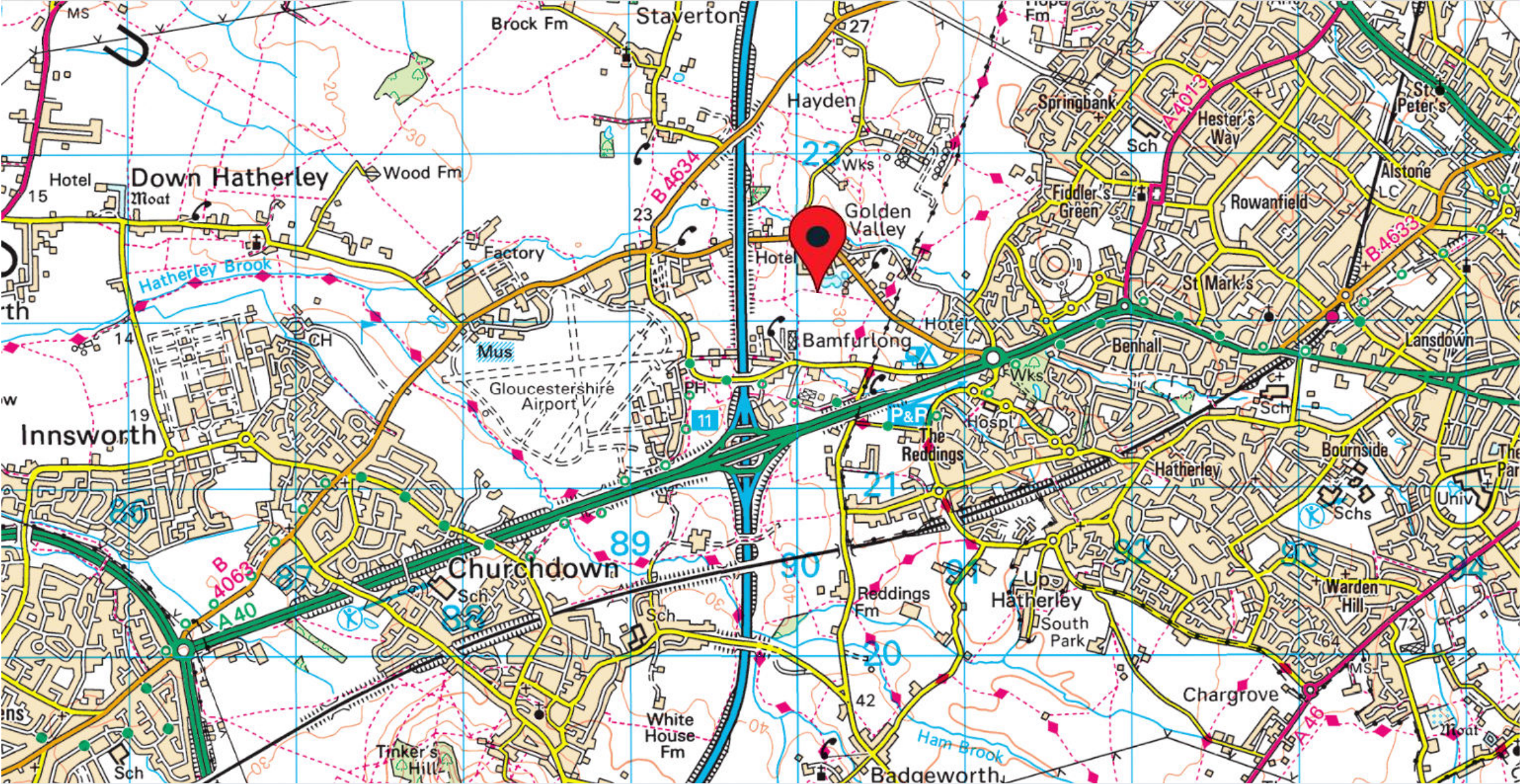
Lot A borders the B4063 providing the link between Staverton and Cheltenham.

Lot B is accessed off Hayden Lane.

Lot C is accessed via a farm track identified by the dotted white line below off the B4634, Old Gloucester Road.







## CONTACT

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