

RESIDENTIAL DEVELOPMENT LAND

BK Bruton
Knowles

est.1862

Bishops Cleeve, Gloucestershire

Land off Stoke Road, Bishops Cleeve, Cheltenham, Gloucestershire GL52 7DG

Outline Planning Permission for 215 Dwellings set within 26.32 Acres (10.65 Hectares)



Land at Bishops Cleeve, Cheltenham, Gloucestershire

LOCATION

The site is located to the western edge of the village of Bishops Cleeve, Gloucestershire. The large village lies at the foot of Cleeve Hill, the highest point in the Cotswolds.

The village benefits from over 50 shops, with two large superstores. There are also many local businesses, 3 schools and a range of sporting facilities.

A regular bus service is available from Bishops Cleeve, which provides connectivity to the surrounding villages & towns. The A435 that passes through the centre of the village, enables direct access to Cheltenham to the south and the wider Cotswolds region. J9 (north & south) of the M5 motorway is located approximately 6 miles to the north.

For further amenities, the Cotswold town of Cheltenham Spa is approximately 3.5 miles to the south, where there are additional restaurants, schools, retail and leisure facilities along with the nearest train station, with connections to London Paddington in approximately 2 hours.

Cheltenham – 3.5 miles

Gloucester – 11.9 miles

Tewkesbury – 6 miles

DESCRIPTION

The site consists of agricultural land comprising three fields. A hedgerow with a number of semi-mature trees line the northern boundary. The site's eastern boundary is shared with the Malvern View Business Park and existing residential development that backs onto the site. To the west, the boundary is delineated by a hedgerow and trees, with open countryside beyond. Commercial land, that is to be sold separately, defines the boundary to the south, along with the vehicular access into the site via Stoke Road.

PLANNING

18/00249/OUT – The site benefits from outline planning permission, granted at appeal (Appeal ref: APP/G1630/W/19/3229581) for the erection of up to 215

units, with public open space, landscaping and sustainable urban drainage system including associated works and a vehicular access point from Stoke Road, with all matters reserved except for means of access.

PROPOSED SCHEME

- Up to 215 New Residential Dwellings
- 40% Affordable Housing - 70% Affordable Rent
- 30% Intermediate
- Mix of 1-5 Bedroom Homes
- Greenfield Development Land
- 26.32 Acres (10.65 Hectares)

* To the south of the site lies commercial land, to be sold separately. Commercial land comprises up to 2.24ha of commercial use (B1 & B8), up to 0.2ha of retail uses (A1), with a commercial vehicular access off Stoke Road (please refer to the 'Commercial Land' section within the data room for further information).

SECTION 106/ CIL

- Nursery pre-school contribution- £746,250
- Primary education contribution- £1,200,489
- Secondary education contribution- £989,516
- Public transport contribution- £887,200
- Library contribution- £42,140
- Recycling contribution- £15,695
- Sports pitches contribution- £80,000
- CIL payment of £200/sq m, applicable to private units only

LEGAL INFORMATION

The site is offered Freehold with Vacant Possession. A legal undertaking of £20,000 Plus VAT for vendors legal costs will be required. An overage provision will be placed on public open space, in the event this land is subsequently developed on.

TERMS

The site is offered For Sale by Informal Tender. Tenders should be submitted to Harry Breakwell, Bruton Knowles and Simon Wilson, Gladman by post or by email on:

harry.breakwell@brutonknowles.co.uk;

s.wilson@gladman.co.uk

Bids should be in accordance with the 'Financial Proposal Form' contained within the Data Room, and be received by Bruton Knowles prior to **Noon on Tuesday 31st March 2020**.

VAT

VAT will be chargeable on the purchase price.

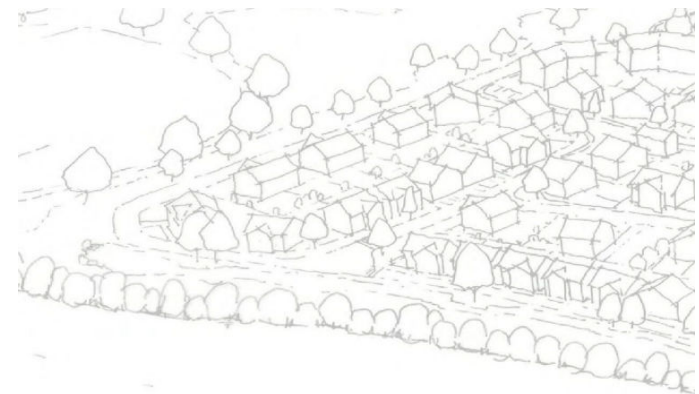
VIEWING & FURTHER INFORMATION

The site can be viewed from the agricultural gateway access off Stoke Road, by appointment.

A 'Data Room' has been prepared that provides detailed information on planning, services & connection quotes, method of sale, topographical survey, ecology, drainage, drawings and other reports. An archaeological and an intrusive ground investigation report are currently being undertaken and will be issued to interested parties shortly.

Please email jake.carolan@brutonknowles.co.uk for log in details.

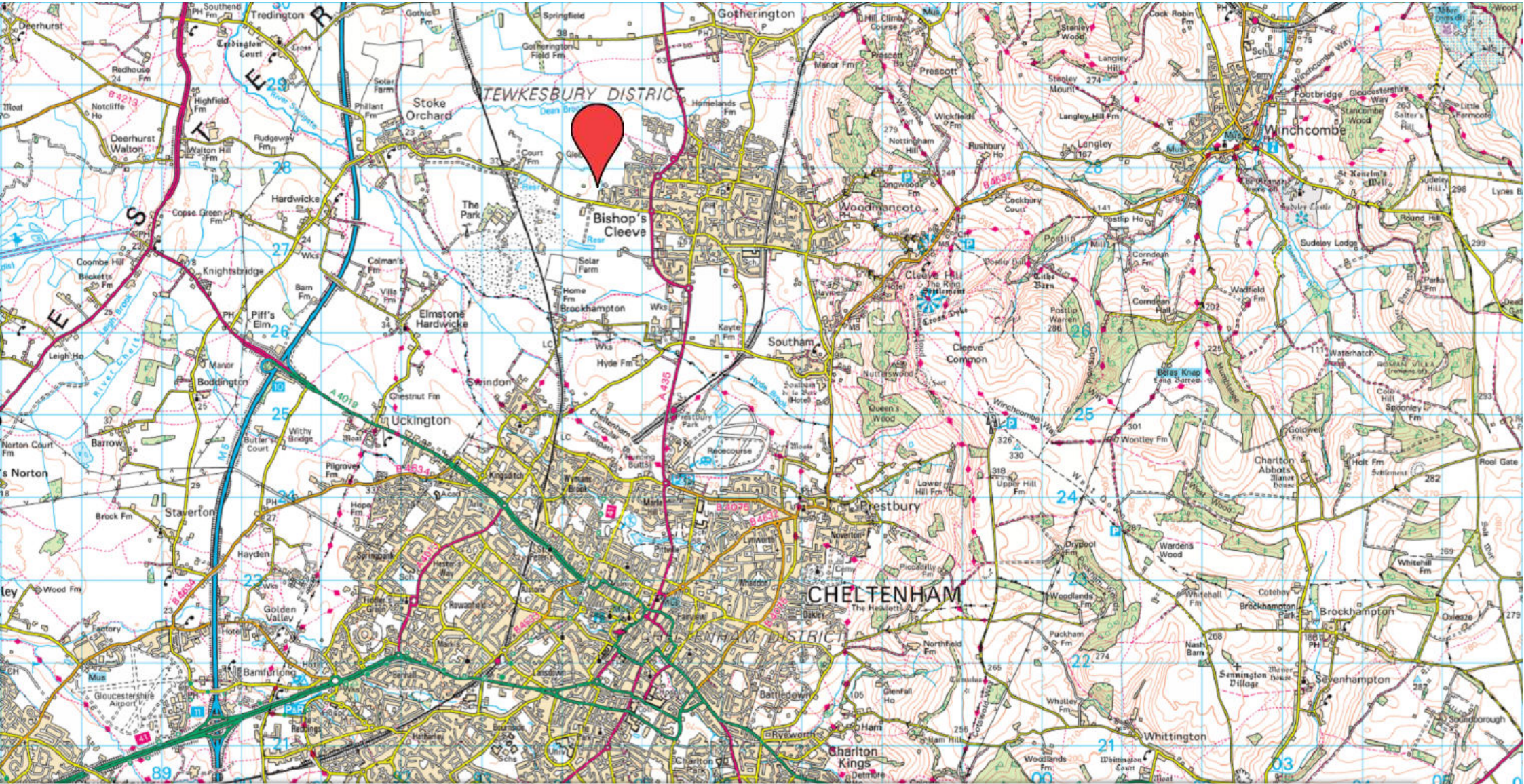
SUBJECT TO CONTRACT FEBRUARY 2020





- Total Residential Area – 26.32 Acres
- Developable Residential Land – 15.22 Acres
- Green Infrastructure / Public Open Space – 11.44 Acres

- Indicative Balancing Pond – 0.81 Acres
- Commercial Land (separate sale) – 7.24 Acres *



CONTACT

Olympus House,
Olympus Park, Quedgeley,
Gloucester, GL2 4NF

Harry Breakwell BSc MSc MRICS
01452 880161
harry.breakwell@brutonknowles.co.uk

Jake Carolan BSc (Hons)
07876035222
jake.carolan@brutonknowles.co.uk



Important Notice: Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.