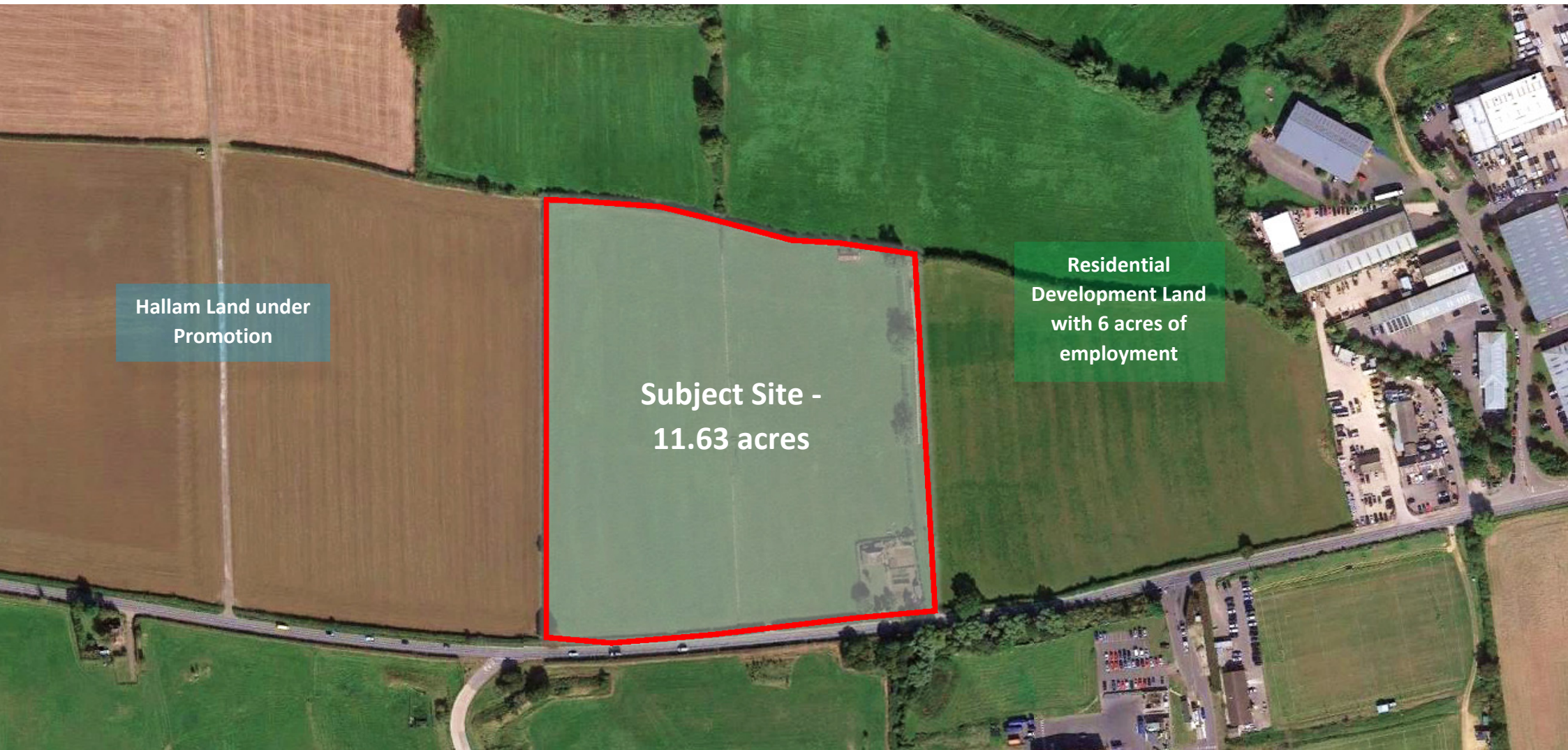


## Land at Bishops Cleeve

Land at Haydon, Stoke Orchard Road, Bishops Cleeve, Cheltenham, GL52 7DG

For Option / Promotion Agreement – Extending to 11.63 Acres (4.71 Hectares)



# Land at Bishops Cleeve

## 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 2 supermarkets and several independent shops. 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 a broadly level 11.63 acre parcel of agricultural land with access via an established gateway off Stoke Orchard Road to the south. To the south east of the site lies a bungalow (Haydon) and detached garage.

Agricultural land is under Promotion adjacent to the western and northern boundaries, with Outline Planning Permission for up to 215 units and 6 acres of employment, adjacent to the eastern boundary.

To the north east of the site bordering the promoted and residential land lies Persimmon Homes 'Cleevelands' development.

- Extending to approx. 11.63 Acres
- Good transport links
- Large sustainable village

## PLANNING

The site is located within the jurisdiction of Tewkesbury Borough Council. Tewkesbury Borough Council cannot currently demonstrate a five year housing land supply.

The Tewkesbury Borough Plan has now been submitted to the Secretary of State of Housing, Communities and Local Government for examination. If no changes are proposed it is likely the plan will be adopted early 2021.

The site is located within flood zone one and therefore has a low probability of flooding. There are no heritage assets in the immediate vicinity of the site. The site is not located within any specific landscape designations.

## VIEWING

The site can be viewed from the agricultural gateway to the south of the site off Stoke Orchard Road, by appointment.

## TERMS

Option / Promotion agreement terms are invited.

Please specify the following when submitting a proposal;

- 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 and confirmation of landowners legal and agent fees to be met by the Promoter/Developer.
- Your planning strategy.

Bids to be received by **Noon on Thursday 24<sup>th</sup> September.**

Proposals are to be submitted to  
[harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)

**AUGUST 2020**

**SUBJECT TO CONTRACT**





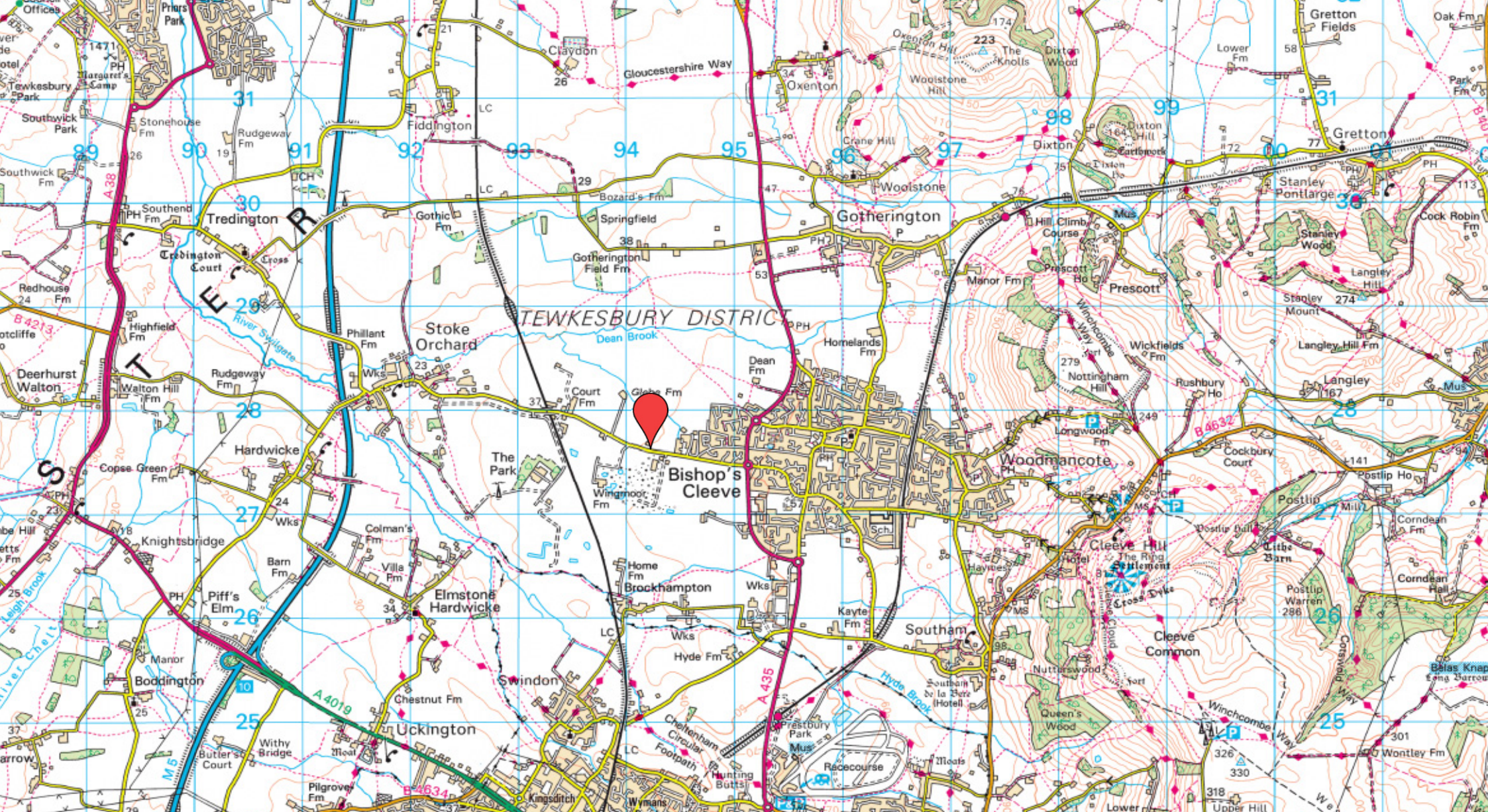
**Hallam Land  
under Promotion**

**Residential  
Development –  
Persimmon  
Homes  
Cleveland's  
Development**

**Residential  
Development Land  
– 215 units, with 6  
acres of  
employment –  
Under Offer**

**Subject Land**





## CONTACT

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