RESIDENTIAL DEVELOPMENT LAND

Bishops Cleeve

Land off Haymakers Road, Bishops Cleeve, Gloucestershire GL52 8SA

Full Planning Permission for 26 Dwellings within 3.58 Acres (1.45 Hectares)

Land North of Bishops Cleeve, GL52 8SA

LOCATION

The site is located to the northern 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 several independent shops and two large supermarkets. 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.

DESCRIPTION

The site comprises approximately 3.58 Acres (1.45 Ha) of agricultural pasture land which is located on the northern edge of the village.

The topography of the site comprises a ridge and furrow pattern with a gentle slope from the north eastern corner to the south western corner.

A new vehicular and pedestrian access is proposed from Haymakers Road to the east, which forms part of the 'Homelands' scheme, where Taylor Wimpey, Linden and Bovis Homes have built out. The rear gardens of two properties fronting southwards onto the Evesham Road form the southern boundary. To the north of the site lies agricultural fields, which is identified for recreation and flood attenuation use as part of the adjacent Homelands scheme. To the west, lies a Redrow Homes development.

PLANNING

The site benefits from full consent for the erection of 26 dwellings of which 9 are affordable. Planning reference: (14/01233/FUL) permitted 20th December 2018.

The local planning authority is Tewkesbury Borough Council.

ACCOMMODATION SCHEDULE

Affordable	Quantity
2 Beds	6
3 Beds	3
	9 Affordable Units
Open Market	**Quantity**
3 Beds	7
4 Beds	6
5 Beds	4
	17 Private Units

SECTION 106 SUMMARY

A S.106 agreement confirms contributions including:

- Education contribution- £145,543
- Dog bin contribution- £332.22
- Off site sports facilities contribution- £43,513
- Off site play facilities contribution- £19,994
- Off site indoor sports facilities contribution- £11,321
- Recyclycing contribution- £1,300
- 35% affordable housing contribution, comprising 3 shared ownership units and 6 social rented units.

There is no CIL payment.

SERVICES / ABNORMALS

Services are located adjacent to the site. Surface and foul water drainage can be attenuated via land to the south, which is within the landowner's ownership.

FURTHER INFORMATION

A Data Room has been prepared containing technical and planning information. For log in details please email: jack.moulsdale@brutonknowles

An intrusive ground investigation report has been undertaken, under the instruction of a third party. Further information is available upon request.

TENURE

Freehold with vacant possession upon completion.

VIEWING

The site can be viewed via the gate to the south western corner of the site. Access by appointment only.

LEGAL COSTS

An undertaking for £10,000 plus VAT will be required from the purchaser's solicitors upon agreement of Heads of Terms, to cover the Vendor's legal costs, in the event the purchaser fails to perform.

TERMS

The site is offered for Sale by Informal Tender with unconditional bids invited. Tenders should be submitted to Harry Breakwell by post or by email on: harry.breakwell@brutonknowles.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 Thursday 4th March 2021.**

VAT

VAT will be chargeable on the purchase price.

SUBJECT TO CONTRACT JANUARY 2021

Greenfield Residential Development Land

01. front elevation

03. side elevation

05. side elevation

02. rear elevation

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.

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