

STRATEGIC LAND

Land off Chargrove Lane, Cheltenham, Gloucester

Site Area: Approx. 16.80 acres (6.80 Ha)

BK Bruton Knowles

est. 1862

Land being promoted
and forms part of
previous application
Ref: 17/00924/OUT

Subject
Site

Retained
Land

Plan is indicative

Strategic Land southwest of Cheltenham



LOCATION (GL51 4XB)

The site is located on the south-western edge of Cheltenham lying between Up Hatherley and Shurdington with access provided via Chargrove Lane to the western side of Shurdington Road.

Transport links to the area are very good with the A46 providing direct access into Cheltenham and the A417 which also provides access to Junction 11A of M5 Motorway north and southbound.

Up Hatherley benefits from a range of amenities, including schools, supermarkets, convenience stores, with Cheltenham offering a much wider range of retail, employment and leisure facilities.

DESCRIPTION

The site comprises approximately 16.8 acres (6.80 hectares) of pasture land lying on the western side of the A46 (Shurdington Road). The southern boundary is formed by Chargrove Way and the northern boundary borders arable land currently being promoted in part, by Redcliffe Homes, which was subject to a previous Outline Planning Application for up to 500 units and subsequently refused. Hedgerows and mature trees delineate the boundaries, with a cluster of trees located to the east of the site. Oak Farm, which is also within the landowners ownership, lies adjacent to the south eastern corner of the site accessed off Chargrove Way.

The site is easily accessible by road, with vehicular access provided via an established gated entrance in the south eastern corner of the site via Chargrove Way.

The site falls within the Cheltenham and Gloucester Green Belt.

An additional 34.07 acres of land (Retained Land- as shaded in orange on the front page) is also available to the south of Chargrove Way.

PLANNING

The subject site is situated within the planning jurisdiction of Tewkesbury Borough Council. The site is also covered by the Joint Core Strategy (JCS) which sets out the strategic planning framework for areas within Gloucester City Council, Cheltenham Borough and Tewkesbury Borough Council. The JCS was adopted in 2017 and is now undergoing a review.

A recent appeal decision (February 2022), concluded that Tewkesbury Borough Council can demonstrate a Housing Land Supply of 3.83 years.

A submission of the land has been made to Tewkesbury Borough Council under the Call for Sites Joint Core Strategy review.

An Outline Application was refused in January 2018, Ref: 17/00924/OUT – “for up to 500 dwellings; commercial/local centre of 1,250sqm for a mix of uses including B1a, A1, A2, A3, A4, A5 and new informal and formal recreation space and means of access.”

TERMS

The site is available for promotion via an Option or Promotion agreement, and parties are invited to submit terms as follows:

- Percentage - discount/share of proceeds
- Term of agreement/Longstop
- Any deductible costs and caps
- Minimum price per gross acre
- Premium to landowner
- Confirmation of payment of landowner's professional fees

Alternatively, the landowner may consider Freehold offers to include uplift terms in the event the land secures planning permission.

Offers should be received by Bruton Knowles by **Noon on Friday 17th June** via email to Harry Breakwell:

harry.breakwell@brutonknowles.co.uk

VIEWING

Viewing by prior appointment only.

BRUTON KNOWLES LLP

Olympus House,
Olympus Park
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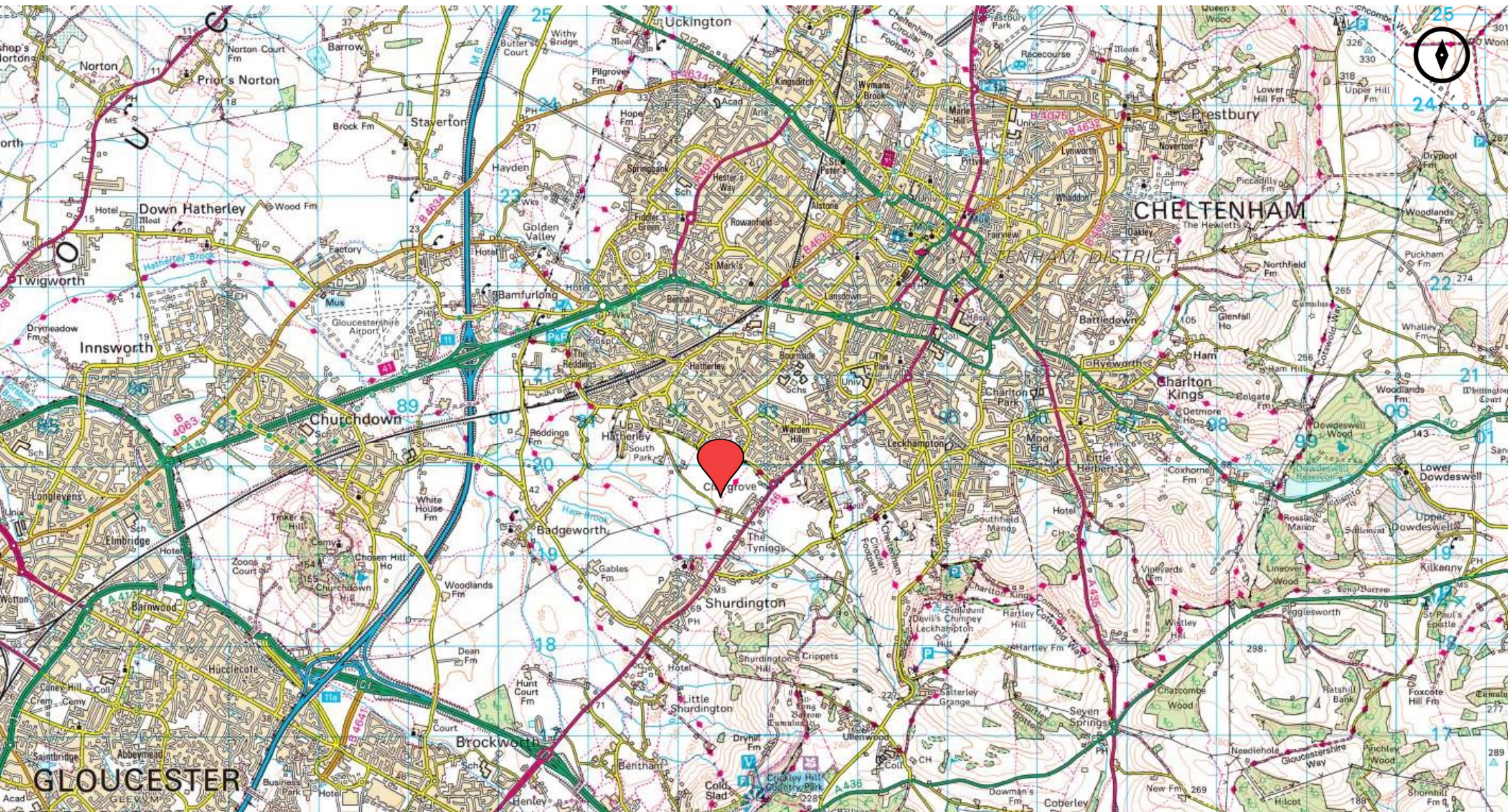
07395 887390

Jack.mouldsdale@brutonknowles.co.uk

SUBJECT TO CONTRACT

MAY 2022

Regulatory - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.



CONTACT

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