

STRATEGIC LAND – EMPLOYMENT

Land off Brockhampton Lane, Bishops Cleeve Gloucestershire

Site Area: Approximately 18.23 Acres (7.38 Ha)

BK Bruton
Knowles

est. 1862

Brockhampton Lane

Furlong
Business Park

GE Aviation

A435

Plan is for indicative use only

www.brutonknowles.co.uk

CODE 5539

Strategic Land – Employment



LOCATION (Postcode: GL51 9RS)

The site is strategically located 2.5 miles to the north of Cheltenham some, 4 miles north east of Junction 10 and 5 miles from Junction 11 of the M5 motorway.

The site is located to the south of the large village of Bishops Cleeve providing a good level of amenities including supermarkets, food outlets, a gym, medical centre, pubs and schools, with Cheltenham town centre adding to this offering.

There are a number of high profile occupiers based locally including Webbs, Cheltenham Racecourse and GE Aviation with a large campus immediately east of Brockhampton Lane.

DESCRIPTION

The site comprises approximately 18.23 acres (7.38 hectares) of predominantly level agricultural land. The land is bound to the north and east by Brockhampton Lane, with arable land extending beyond the boundary to the south and the Brockhampton Sewage Treatment Works lying adjacent to the western boundary.

The site is easily accessible by road, with two existing gated entrances on the northern boundary and north eastern corner of the site, both off Brockhampton Lane.

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.

The site is located adjacent to the Settlement Boundary and within the Cheltenham and Gloucester Green Belt.

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 will consider selling the freehold and offers are also invited on this basis, to include uplift terms in the event the land secures planning permission.

Offers should be received by Bruton Knowles via email by **Noon on Thursday 8th September** to:
harry.breakwell@brutonknowles.co.uk

Bruton Knowles LLP

Olympus House, Olympus Park
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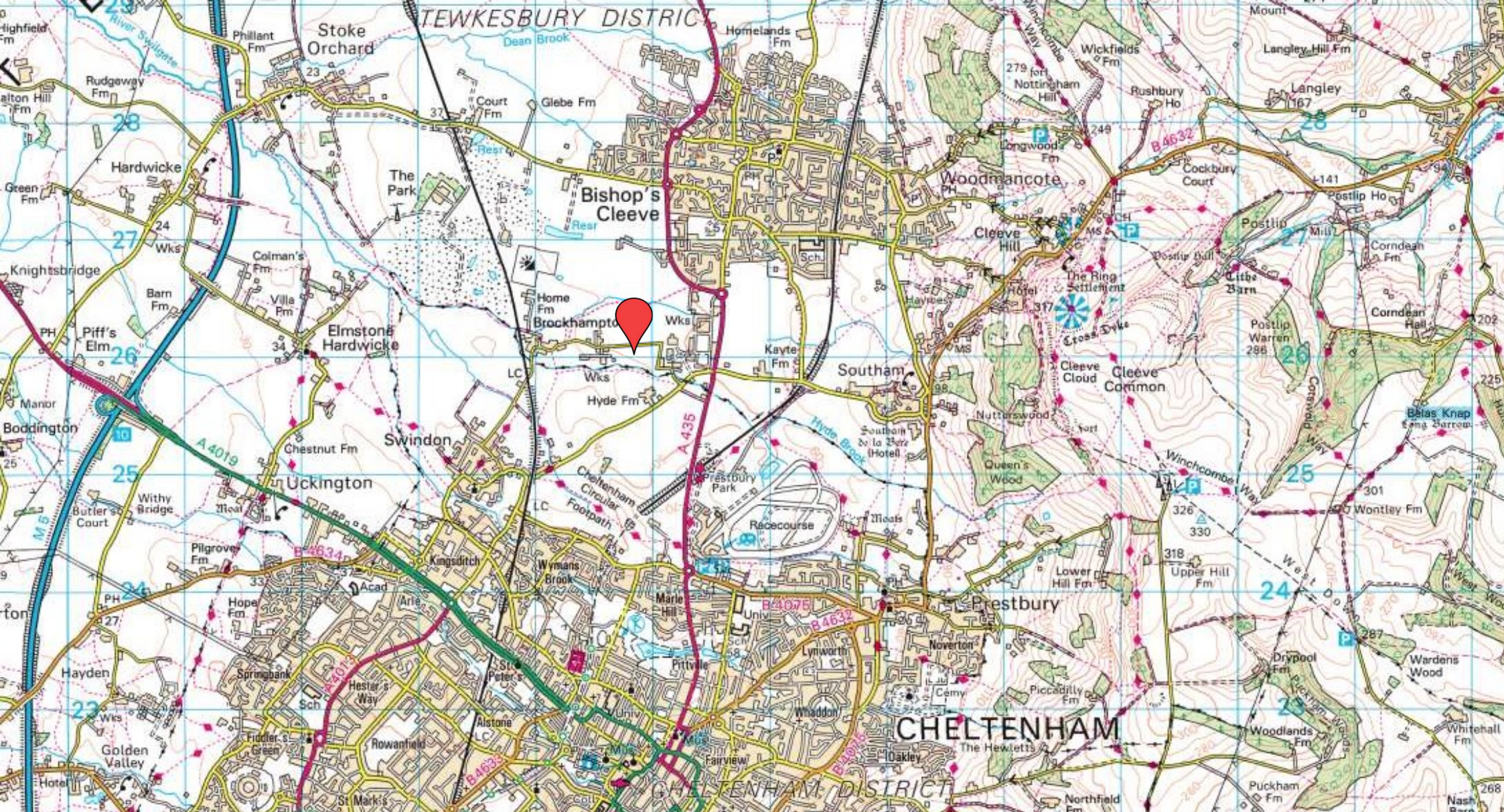
VIEWING

Viewing by prior appointment only.

SUBJECT TO CONTRACT

AUGUST 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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