

# STRATEGIC LAND

## Land off Gretton Road, Gotherington, Cheltenham

Site Area: Approximately 8.65 Acres (3.50 Ha)



Subject Site

Site with Full Planning  
Permission for 45 no. dwellings

Gretton Road

*Plan is indicative and not to scale.*



# Strategic Land Approximately 8.65 Acres (3.50 Ha)



## OVERVIEW

Bruton Knowles have been instructed to market an exciting strategic land opportunity in the village of Gotherington, Gloucestershire. In summary:

- Strategic land opportunity in attractive Cotswold village location.
- Located within short distance from the Regency town of Cheltenham.
- Site Area of approx. 8.65 acres (3.50 ha)
- Offers to be received by **Noon on Wednesday 20<sup>th</sup> March 2024.**

### Directions

From Cheltenham, travel north on the A435 through Bishops Cleeve until reaching Gotherington. Turn right onto Malleson Road and follow all the way through Gotherington, and when coming to the T-junction, continue straight on via the Gretton Road. About 750m after this junction, the site will be on your right. Post code; GL52 9QX.

## LOCATION

The subject site is located on the south eastern edge of the village of Gotherington, lying some 1.5 miles north of Bishops Cleeve and 5 miles north of Cheltenham. The village of Gotherington benefits from a range of amenities, including a primary school, public house and village store, all of which are within walking distance from the site. Gotherington is easily accessible via the A435 which provides direct access to Bishops Cleeve and Cheltenham town centre to the south and the A46 to the north, which in turn connects to Junction 10 of the M5 motorway at Ashchurch. The nearest bus stops are located along Gretton Road within 250m from the site, with regular services to Winchcombe and Cheltenham. Ashchurch for Tewkesbury Railway Station is located 5 miles to the north west of the village, which provides regular services to Bristol Temple Meads, Worcester Shrub Hill, Cardiff Central and London.

## DESCRIPTION

The subject site comprises a parcel of pasture land, extending to approximately 8.65 acres (3.50 hectares). Access is provided via an open entrance in the north western corner of the site off the B4632. Overhead power lines held by a wayleave traverse the site on the western edge in a north easterly direction. The site is bordered to the north by Gretton Road, to the east by pasture and to the south east by the Gloucestershire and Warwickshire Railway which runs along an embankment.

The site is registered under the wider Freehold Title GR394995.

There are no public rights of way crossing the site or running alongside it. The closest right of way is AG027. The Environment Agency's flood zone mapping shows that the site lies within Flood Zone 1 (lowest probability of flooding).

## PLANNING

The subject site is situated within the planning jurisdiction of Tewkesbury Borough Council. Planning Policy is covered by the Tewkesbury Borough Plan 2011-2031 which was adopted on the 8th of June 2022.

The site is not located within the Green Belt nor an Area of Outstanding Natural Beauty (AONB), however the site falls under a Special Landscape Area (Policy LAN1).

Following recent Appeals, Tewkesbury Borough Council cannot demonstrate a 5 Year Housing Land Supply.

Cheltenham Borough Council, Gloucester City Council and Tewkesbury Borough Council are producing a strategic and local plan (SLP). The SLP will provide an overarching planning strategy, with the Regulation 18 consultation currently being reviewed. The preferred options review is anticipated to be undertaken in early 2025.

The adjacent land has full planning permission for 45 dwellings, creation of new access, public open space and other associated ancillary works. Granted at Appeal on the 11th of September 2023, Appeal Ref: APP/G1630/W/23/3314936.

## TERMS

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

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

Please email offers to Harry Breakwell:  
[harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)

## VIEWING

Viewings are strictly by prior appointment only with Bruton Knowles.

## SUBJECT TO CONTRACT – FEBRUARY 2025

**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.



Subject Site

Scheme built out

Gretton Road

Full consent for 45 no. dwellings

Malleeson Road

Consent 50 no. dwellings



*Plan is indicative and not to scale.*



**CONTACT**

Olympus House,  
Olympus Park, Quedgeley,  
GL2 4NF

**Harry Breakwell BSc (Hons) MSc MRICS**  
07825 842626  
[harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)

**Jack Mouldsdales BSc (Hons) MRICS**  
07395 887390  
[jack.mouldsdales@brutonknowles.co.uk](mailto:jack.mouldsdales@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.