

FOR SALE

Residential Development Opportunity

Land adjacent to The Bellows, Coombe Hill, Gloucestershire, GL19 4AZ



**BRUTON
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Land with Full Planning
Permission for 4 no.
dwellings within
approximately 0.64 acres
(0.26 Ha)

Plan is for indicative purposes only

For Sale

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LOCATION

The subject site is located at Coombe Hill, Gloucestershire, within the grounds of the property The Bellows. Coombe Hill lies some 4 miles south of Tewkesbury, 5 miles northwest of Cheltenham, 7 miles north of Gloucester and within 2 miles of J10 of the M5. The site is situated to the north of the A4019 (Cheltenham Road), approximately 150m east of the junction with the A38, which connects Gloucester and Tewkesbury. Coombe Hill benefits from a farm shop at Grange Farm, a public house, The Swan Inn and a fuel station which includes a local convenience store. There are regular bus services that operate close to the site, operating approximately every 20 minutes to Gloucester, Tewkesbury and Cheltenham.

DESCRIPTION

The site itself extends to approximately 0.64 acres (0.26 hectares) and falls within the extensive curtilage of 'The Bellows'. The existing residential dwelling is accessed via a driveway off the A4019 to the south-eastern corner of the site. To the east of the site lies agricultural land and to the west, a residential development site comprising 96 dwellings currently being built out by Bovis Homes.

The Environment Agency's flood zone mapping shows that the site lies within Flood Zone 1.

SERVICES

Parties are to make their own enquiries as to the availability and connectivity of services, however we understand that mains electricity, water and gas are available for connection within proximity to the site.

As per the technical note produced by Acre Planning, the proposed dwellings will be connected to a new water treatment plant for foul drainage, with surface water to be discharged into the ditch along the eastern boundary, as per the supporting Drainage Plan.

Overhead power lines that formerly traversed the site have now been fully undergrounded.

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 falls within the defined settlement boundary of Coombe Hill, a Service Village as identified in the Joint Core Strategy (JCS). The consented applications are outlined below:

- **21/01458/FUL** - Residential development of four dwellings, revised access arrangements, landscaping and associated works. *Approved on the 1st of July 2022.*
- **23/00410/FUL** - Section 73 Application for the Variation of Conditions 2 (Approved Plans) of Planning Permission 21/01458/FUL. *Permitted on the 10th August 2023 along with subsequent discharge of conditions**

*Note - a third-party submitted the S.73 application and the vendor does not have the rights to use the associated documents. Parties are asked to not directly contact the third-party who submitted this application.

PROPOSED SCHEME

As per application ref: 21/01458/FUL, the scheme proposes the erection of 4 no. detached dwellings, laid out in linear form to the rear of the existing dwelling known as 'The Bellows'. In terms of appearance the dwellings will be traditional in design, incorporating projecting gables and dormers, and will be constructed of red brick with render tiles on the roof. Each dwelling is to have parking and a garage. A single driveway off A4019 is to be built, with a spur driveway off to accommodate the residential property 'The Bellows', with a passing bay located half way along the new driveway.

The consented units are as follows:

House Type	Bedrooms	Sq.ft. (GIA)	Sq.m (GIA)
House Type 1	5	2,228	207
House Type 2	5	2,185	203
House Type 3	5	2,368	220
House Type 4	5	2,476	230

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The subject scheme is liable to the prevailing rate of CIL, as set out within the Tewkesbury Borough Council Charging Schedule.

VAT

The vendor reserves the right to opt to tax, however it is understood that VAT will not be chargeable.

LEGAL INFORMATION

The freehold is offered for sale with vacant possession. A draft sale contract has been prepared, please email Jack Mouldsdale.

The site is registered Title GR407959. A right of way over part of Title GR407959 (shaded in blue on the front page) is to be provided to the scheme.

The land and property at 'The Bellows' may also be available for sale by way of separate negotiation.

VIEWING & FURTHER INFORMATION

The site is to be viewed by appointment only. A 'Data Room' has been prepared that provides detailed planning and technical information. For access, please email Jack Mouldsdale.

METHOD OF SALE

The site is offered for sale by way of Private Treaty. Offers are to be submitted to Harry Breakwell via email.

Exchange is to occur prior to the 31st December 2025.

GUIDE PRICE

Offers are invited in excess of £700,000.

SUBJECT TO CONTRACT – OCTOBER 2025

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Plan not to scale



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