

STRATEGIC LAND

Totals 58.7 acres

Land North and South of A4019, Coombe Hill, Tewkesbury



FOR OPTION OR PROMOTION

brutonknowles.co.uk

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OVERVIEW

Lot 1 – 12.32 acres approx.

Lot 2 – 32.35 acres approx.

Lot 3 – 6.95 acres approx.

Additional Land – 7.08 acres approx.

LOCATION

The various land parcels are located to the east of the village of Coombe Hill, Tewkesbury Borough, Gloucestershire. The village is well connected, with the A38 running through the centre of the settlement, providing direct links to Gloucester and Tewkesbury, and being located adjacent to junction 10 of the M5 motorway.

M5 junction 10 is consented (July 2025) for an upgrade, with an additional £71.5 million of Housing Infrastructure Funding recently secured to fund the works to provide access/egress to both the north and the south. The investment is to enable new housing and commercial development to western Cheltenham and surrounds.

DESCRIPTION

The parcels comprise four individual lots of predominantly level, arable land to the north and south of the A4019.

Lot 1 – Extends to approximately 12.32 acres and has approximately 215 metres of frontage and an agricultural access onto the northern edge of the A4019.

Lot 2 – Extends to approximately 32.35 acres, with agricultural access and minor road frontage to the west. To the east it abuts a significant Cheltenham Borough Council land holding.

Lot 3 – Extends to approximately 6.95 acres with access off and frontage onto the southern edge of the A4019.

PLANNING

According to the Environment Agency flood maps, Lot 1 and Lot 2 are predominantly outside Flood Zones 2 & 3. Lot 3 is predominantly within Flood Zone 3.

Lot 1 and Lot 2 are outside the Green Belt and have been deemed 'positive' as being available and potentially suitable for housing or employment development in the Cheltenham, Gloucester and Tewkesbury LAA 2025.

The site falls within the administrative area of Tewkesbury Borough Council. Planning Policy is covered by the Tewkesbury Borough Plan 2011-2031 which was adopted on the 8th June 2022, and by the Joint Core Strategy 2011-2031 adopted by Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council in December 2017.

The three authorities are in the process of producing a new Strategic and Local Plan (SLP) which will provide an overarching planning strategy. The Regulation 18 consultation is currently being reviewed. Both Coombe Hill and Boddington have been identified as areas for potential growth within the Spatial Options Topic Paper (November 2025) with Coombe Hill having potential for 600 new homes and Boddington 2,500 new homes.

At a Gloucestershire County Council cabinet meeting held on 3rd December 2025, councillors discussed the development of the Gloucestershire County Council owned land directly to the north of the subject site and A4019 (shaded purple on the plan). Development to comprise a fire training centre, Highways Depot, care home and housing development. Indicative plans suggest residential development of approximately 25 no. homes to include a mix of flats, 2, 3, 4 and 5 – bed homes. Plans also include an 80 bed care home, 0.65 acres of small warehouse/workshop units and approximately 5.51 acres for the Highways and Fire depots.

TERMS

The vendors are interested to receive offers for: option agreements, promotion agreements or freehold purchases (+ uplift) for each of the lots, individually or in combination, to include clarity as follows:

- Type of agreement (i.e. option/promotion) or freehold purchase
- Percentage – discount / share of proceeds / uplift
- Premium to landowner
- Term of agreement / longstop
- Any deductible costs and caps
- Minimum price per gross acre
- Payment of landowner's fees
- Planning strategy

LEGAL

The sites are registered under a single Freehold Title: GR306881.

VIEWING

Walking of the parcels is by appointment only.

SUBJECT TO CONTRACT FEBRUARY 2026

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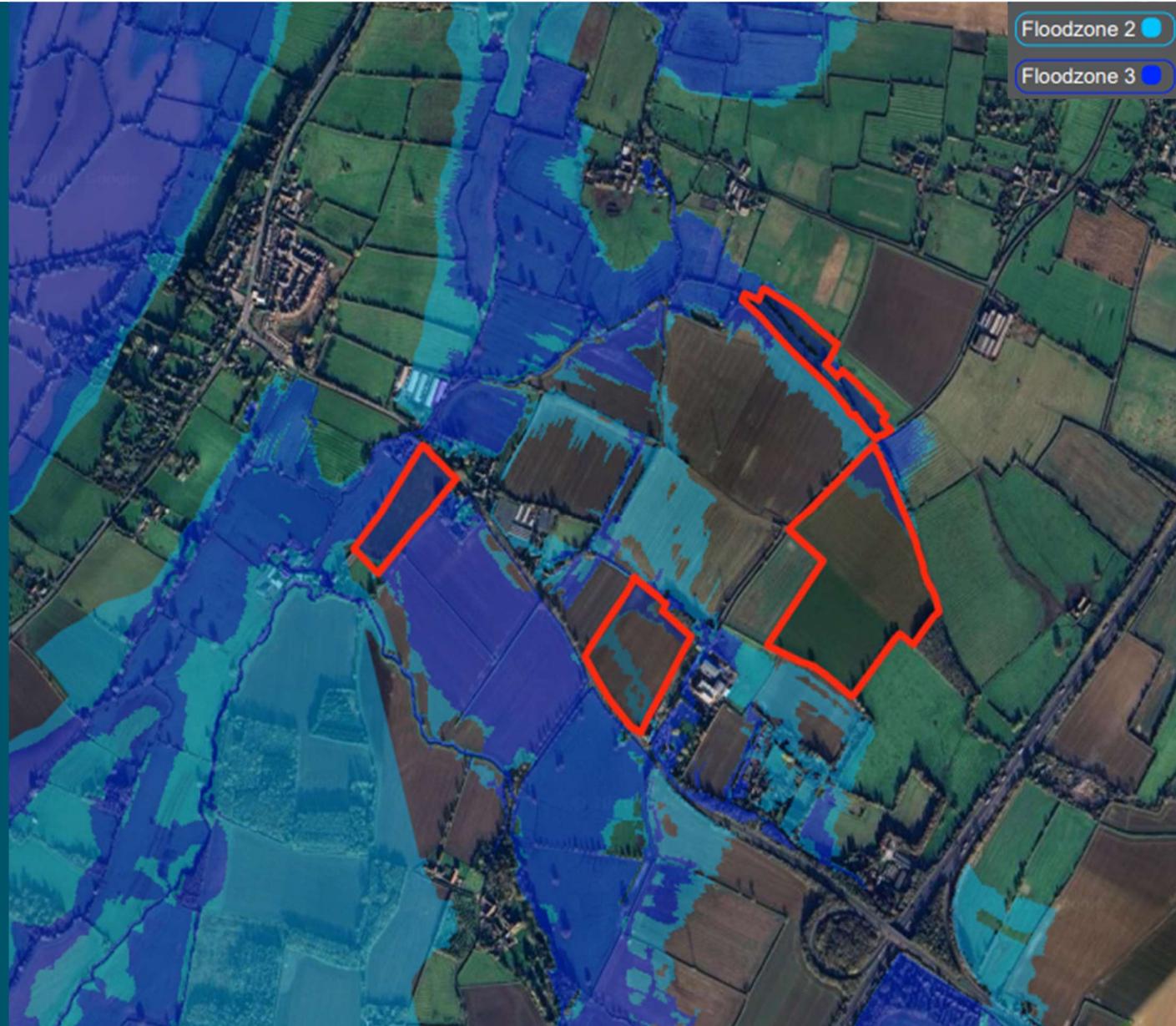
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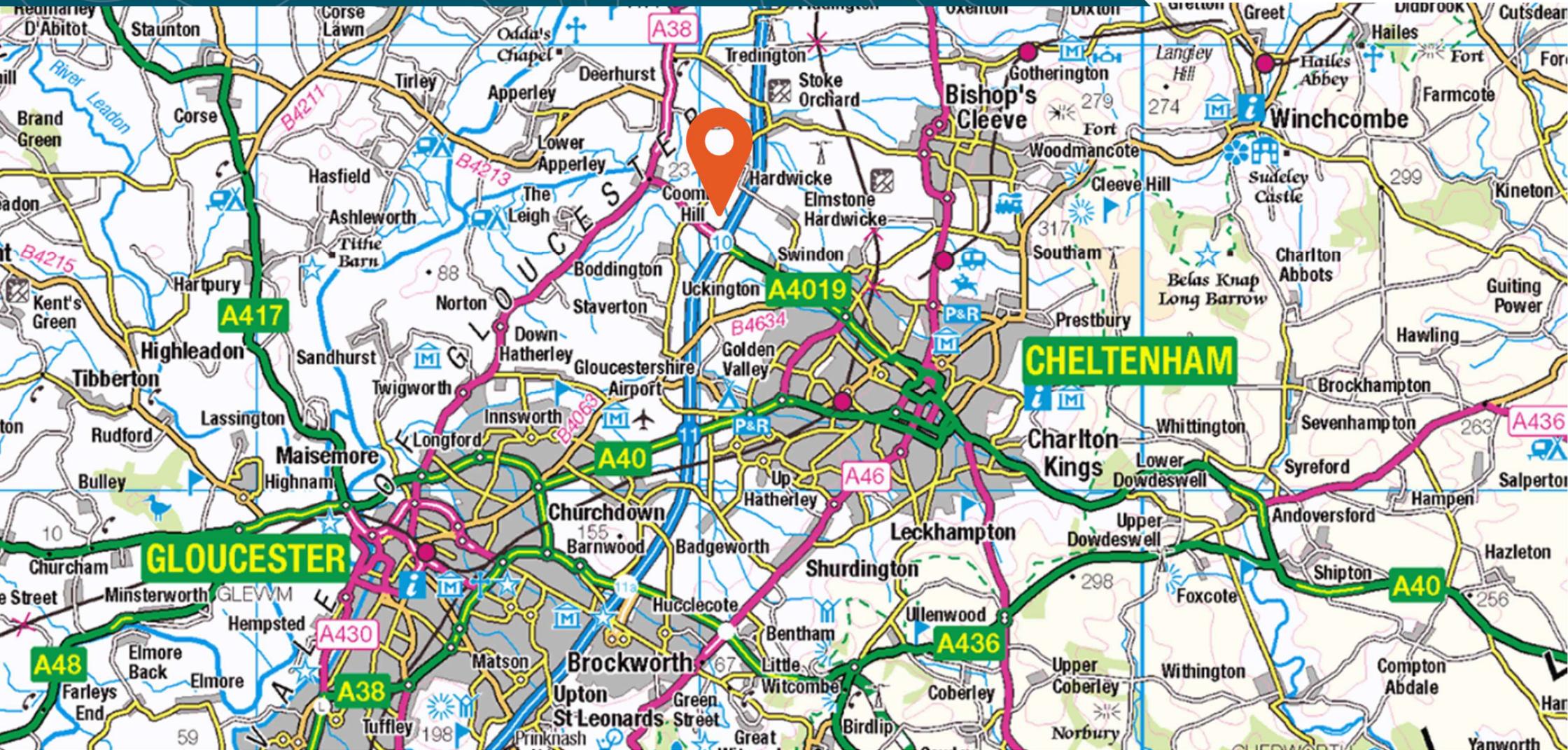
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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered 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.

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