

# Strategic Land

Land to the west of Willow Bank Road, Alderton, Tewkesbury, Gloucestershire



- Extending to 3.9 acres (1.58 ha)
- Application for 9 Houses (Refused)
- Future Strategic Development Potential (Subject to Planning)
- Attractive Rural Village

Illustrative Only

For Sale by Informal Tender | Code 12378

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# For Sale by Informal Tender – Land at Alderton, Tewkesbury

Offers In Excess of £100,000 Freehold



## Introduction

Bruton Knowles are instructed to market For Sale a rarely available parcel of land extending to 3.9 acres, situated in close proximity to the sought after village of Alderton. The subject parcel has been used for grazing historically and is subject to a refused PIP (Permission in Principle) application for a scheme of 9 dwellings. Numerous nearby land parcels have been consented for residential development in recent years and the settlement is expected to grow further in the future. The land is surplus to the vendor's requirements and their preference is to sell the parcel unconditionally (although interest conditional on planning may be considered).

## Location

Alderton is a village in Gloucestershire, located between Tewkesbury, Cheltenham and Evesham. The settlement is well-connected and offers easy access to major transport routes and nearby towns. The village sits just off the A46, providing direct road links to Tewkesbury (approximately 4 miles), Evesham (around 8 miles), and Cheltenham (roughly 10 miles). The M5 motorway is within a 10–15 minute drive, giving convenient access north toward Birmingham and south toward Bristol. Public transport options include local bus services connecting Alderton with Tewkesbury, Winchcombe, and Cheltenham. For rail travel, the nearest stations are at Ashchurch for Tewkesbury (about 6 miles away) and Evesham (8 miles), offering regular services to Birmingham, Worcester, Oxford, and London Paddington.

Postcode: GL20 8NJ



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## Description

The land comprises a single parcel of agricultural pasture and extends to an area of 3.9 acres (1.58 ha). The land is situated in a rural, edge of village location and is gently sloping. The parcel is accessed via an established gateway to the eastern boundary, off Willow Bank Road. The land, which is classified as Grade 3 agricultural land, is bound to the south and west by established hedgerows and to the north by a brook/watercourse. The land is dissected north to south by a Severn Trent Water pipeline, which is raised above ground level across the site and buried underground to the south. There are overhead electricity lines on part of the land.

## Planning History

We are aware of the following planning applications in relation to the subject parcel:

- **22/00446/FUL** - Creation of new access to paddock (to allow field access whilst Severn Trent relay the existing sewage pipe and associated works using existing access). Status: Application Refused. [Link](#)
- **23/01148/PIP** - Residential Development for up to 9 houses Status: Application Refused. [Link](#)
- **24/00021/DECISI** - Residential Development for up to 9 houses. Status: Appeal Dismissed. [Link](#)

## Planning Policy

The site is located within the planning jurisdiction of Tewkesbury Borough Council, where planning policy is dictated by the adopted Local Plan and Joint Core Strategy. The current adopted Local Plan is the Tewkesbury Borough Local Plan 2011-2031 which was adopted in 2022. The Gloucester City, Cheltenham and Tewkesbury Joint Core Strategy was adopted in 2017. In 2024 consultation took place on the vision for the future of the district. This stage is intended to gather and analyse options for growth and development. We have reviewed the policies map for the JCS and have not identified any specific policies for the subject land, other than it is deemed within open countryside. Similarly, the Emerging 'Strategic Local Plan' (SLP) for Tewkesbury, Cheltenham and Gloucester does not make any provision for housing to come forward on

the subject parcel, however there is an opportunity for further engagement as part of ongoing consultations for promoting the parcel further. The current 5-year housing land supply is estimated to be 3.73 years which does provide scope for some speculative windfall development to come forward in the Authority. The site is outside of any allocation designated as part of the adopted Alderton Neighbourhood Plan.

The site was submitted to the December 2023 Tewkesbury Borough Council HELAA (Housing and Economic Land Availability Assessment) under reference ALD016. The site was originally proposed for residential development with an indicative housing density of 30 dwellings per hectare, resulting in a potential yield of 33 dwellings. It is also assessed as part of the SLP HELAA Sites Map 2025 as 'Potentially Suitable for Housing'. The land is not within the Green Belt or an Area of Outstanding Natural Beauty, but it is designated as a Special Landscape Area and detached from the built form of Alderton.

The Environment Agency Flood Maps indicate that a small part of the site (Access and along the watercourse to the north) is located within a flood zones 2 and 3. The land is not known to have flooded given the sites topography. The land may have future strategic development potential and may have potential for alternative uses (subject to planning).

## Services

We are not aware of any services benefitting the site. Please note that a Severn Trent sewer crosses the land and is elevated in part and underground in part. Please see the Data Room for associated rights & restrictions. The sewer was replaced in 2023 and re-aligned. We are aware of rights to deliver a road access across / above the pipe in the future if required.

## Tenure

The land is offered Freehold with Vacant Possession.

## Legal Costs

Each party is responsible for its own legal and professional fees.

## VAT

The property is not elected for VAT.

## Overage Clause

An overage/uplift clause is to be sought for any future residential or commercial development at a rate of 30% for 30 years. The proposed overage deed is included in the Data Room. Alternative terms and exemptions for alternative uses may be considered.

## Method of Sale & Terms

**Offers in Excess of £100,000.** The property is For Sale by way of Informal Tender. Unconditional offers are sought, however conditional interest from developers may be considered. Offers should be submitted by 12 noon on **Thursday 16th April 2026** to the sole selling agents, in the prescribed tender format and by email to [lauren.gaunt@brutonknowles.co.uk](mailto:lauren.gaunt@brutonknowles.co.uk)

## Data Room

A detailed online Information Pack is available which contains Solicitors Searches (Transferable to a purchaser), Proposed Overage Deed, Topographical Survey, Severn Trent Sewer Details, Historic Planning Documents and Title Information. Access is available from [lauren.gaunt@brutonknowles.co.uk](mailto:lauren.gaunt@brutonknowles.co.uk)

## Viewing

The land can be viewed from the gateway. Interested parties should not enter the site without prior notice to the agents. Arrangements can be made for the gate to be unlocked to permit access at an agreed time if required.

**Health and Safety for Viewers** - *Given the potential hazards of livestock and farm hazards, we ask you to be as vigilant as possible when making your inspection for your own personal safety. Please contact Bruton Knowles to arrange a viewing. Viewing without permission or unaccompanied is at your own risk.*

## Rights of Way, Wayleaves and Easements

The sale is subject to all rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights, whether mentioned in these particulars or not.

**Subject to Contract – March 2026**



Pending Application –  
32 Dwellings -  
24/00393/OUT

Owl Homes – 48  
Dwellings  
22/00998/FUL

MF Freeman – 48 Dwellings  
22/00624/OUT

CALA Homes – 52 Dwellings -  
19/00772/FUL &  
14/00414/FUL



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## Contact:

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## Gloucester office:

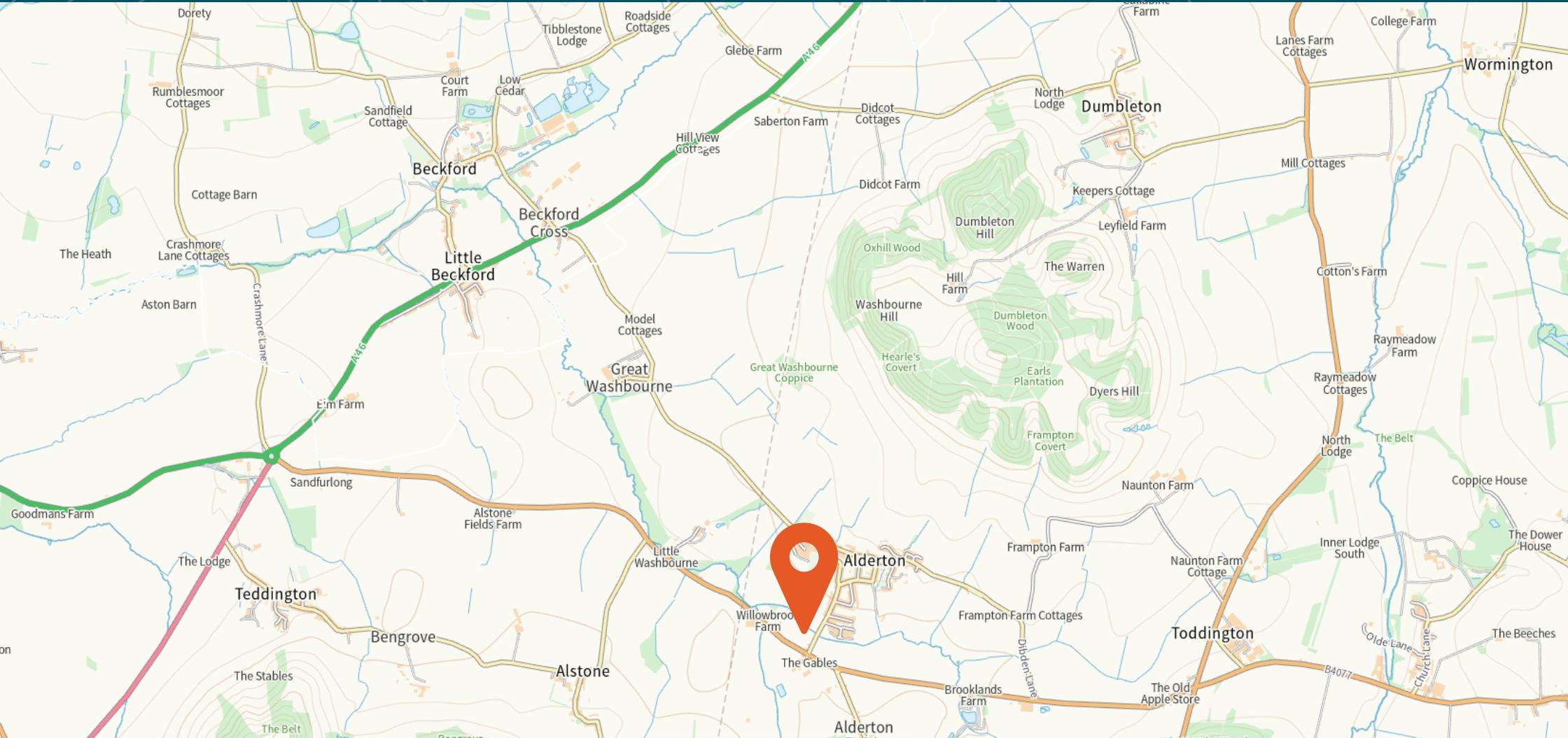
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Quedgeley, Gloucester, GL2 4NF

**T:** 01452 880000



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