

Land off Badgeworth Lane, Shurdington, Cheltenham

Resolution to grant outline planning permission for the construction of up to 90 no. residential dwellings – approx. 10.23 acres (4.14 ha)

PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY



Wain
ESTATES



Plan is for indicative purposes.

FOR SALE Residential Development Opportunity

Land off Badgeworth Lane, Shurdington, Cheltenham



SUMMARY

On behalf of the landowners and promoter, Wain Estates, Bruton Knowles is instructed to market a parcel of land which benefits from a resolution to grant outline planning permission for up to 90 no. dwellings in the popular village location of Shurdington, Cheltenham. In summary:

- For sale by informal tender
- Offers to be sent by **Noon on Thursday 7th May 2026**
- A residential development for up to 90 no. new homes
- A gross site area of circa 10.23 acres (4.14 hectares)
- 50% affordable housing (45 dwellings)

LOCATION (GL51 4UJ)

The site is located to the south of Shurdington, a well-connected and desirable village located within the Borough of Tewkesbury, Gloucestershire.

The centre of Shurdington lies approximately 0.4 miles to the north of the Site, providing a range of local services and amenities. Cheltenham town centre is approximately 3 miles to the northeast, while Cheltenham Spa railway station is located approximately 3.2 miles from the Site, offering direct services to Birmingham, Bristol, and London.

DESCRIPTION

The site, which is broadly rectangular, extends to approximately 10.23 acres (4.14 ha) of agricultural land in arable use. The south western boundary fronts onto Badgeworth Lane, which links the Shurdington Road/A46 to the east and the M5 to the west. To the east and west of the site are existing residential properties. The north eastern boundary adjoins an area of fields, which lies between the site and the north east area of Shurdington. A Public Right of Way crosses this open space, providing a direct pedestrian connection to nearby amenities, including the Primary School and community facilities within walking distance. The western boundary adjoins a small cluster of existing low-density dwellings, with screening provided by mature hedgerows and trees.

PLANNING

The site is located within the planning jurisdiction of Tewkesbury Borough Council. The following application has been submitted and approved, subject to the completion of a Section 106 (S.106):

- **25/00712/OUT** - Outline planning application for the erection of up to 90 dwellings with public open space, landscaping, sustainable urban drainage system (SuDs), and the principal means of vehicular access from Badgeworth Lane. All matters reserved except for means of access. *Resolution to grant outline planning permission in March 2026.*

PROPOSED SCHEME

The scheme is currently in outline form, with all matters, except access, reserved, an illustrative masterplan has been submitted in support of the application, demonstrating how a 90-dwelling development (including landscaping and amenity space, play areas, parking, infrastructure and utilities provisions etc) could be provided.

The proposed scheme indicates that a main street will serve as the primary means of access into the site, linking with other streets to form a loop. The proposal would also provide for an internal circular footpath around the site, a LEAP Play Area and public open space throughout the site. New boundary hedgerows and trees would be planted to reinforce existing green boundaries and street planting would be provided throughout the site. The access is to be delivered via a new simple priority-controlled junction off Badgeworth Lane, with pedestrian access to be provided at the northern boundary (detailed drawings available but the overall access and highways strategy will be conditioned).

SECTION 106 (S.106) AGREEMENT

A signed copy of the S.106 Agreement will be available in the data room once finalised, as well as the planning portal. The Committee Report detailing the agreed S.106 financial contributions is available (see "Additional Representations Sheet" in Document 7a). It should be emphasised that these are not final, and each party is expected to undertake their own due diligence.

Affordable Housing

As per the draft Heads of Terms for the S.106, 50% (45 no. units) are required to be affordable homes.

COMMUNITY INFRASTRUCTURE LEVY

The latest CIL Charging Schedule indicates a payable rate (including indexation) of £242.86 per square metre, however, parties are advised to undertake their own due diligence.

SERVICES/UTILITIES

A Utilities Infrastructure Report has been completed by TDS and can be found within the data room (see document 18).

A Phase 1 Desk Study and Phase 2 Intrusive Site Investigation can be found within the data room (see document 8).

LEGAL INFORMATION

The purchaser is to provide an undertaking of £15,000 + VAT towards the vendor's abortive legal fees.

The site registered under the Freehold Title GR146408. The Land Registry Title Register, Plan, Searches and Report can be found within the data room (see folder 23).

VAT

The landowner retains the ability to opt to tax.

DATA ROOM

A 'Data Room' has been prepared that provides detailed technical and planning information. Please refer to the Marketing Pack for planning, technical and legal guidance prior to offer submission. For access to the data room please email jack.moulsdale@brutonknowles.co.uk

METHOD OF SALE & TERMS

The site is offered for sale by way of informal tender. Offers are invited on an unconditional basis. Offers should be submitted in accordance with the 'Financial Proposal Form' contained within the Data Room and be received by Bruton Knowles prior to **Noon on Thursday 7th May 2026**.

Offers should be sent via email to **Harry Breakwell**:

harry.breakwell@brutonknowles.co.uk

VIEWING

Viewing of the site is by appointment only with Bruton Knowles.

SUBJECT TO CONTRACT – MARCH 2026

FOR SALE Residential Development Opportunity

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Contact:

Harry Breakwell BSc MSc (Hons)
MRICS Partner

T: 07825 842626

E: harry.breakwell@brutonknowles.co.uk

Jack Mouldsdales BSc (Hons) MRICS
Associate

T: 07395 887390

E: jack.mouldsdales@brutonknowles.co.uk

Gloucester office:

Olympus House, Olympus Park,
Quedgeley, Gloucester, GL2 4NF

T: 01452 880000



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KEY

- Application Site Boundary A148a
- Proposed Residential Development Up to 10 storeys at 35m 2.59ha
- Existing PH/W
- Existing Vegetation
- Existing Built Context
- Proposed Vehicular Access
- Proposed Pedestrian Access
- Proposed Trees and Vegetation
- Proposed Orchard Tree
- Proposed LEAP (Play Area)
- Proposed Amusement Park

PD4 27/10/2023 Proposed residential parks amenity 13/08/2023
PD3 21/10/2023 Amended comments 08/02/2023
PD2 14/10/2023 Amended to comments 08/02/2023
PD1 22/07/2023 First issue 07/07/2023

Went Estates
Land at Badgeworth Lane,
Shurdington

ILLUSTRATIVE LAYOUT 1:1000 eA1
12439-FPCR-XX-XX-DR-A-0002 53 PD4

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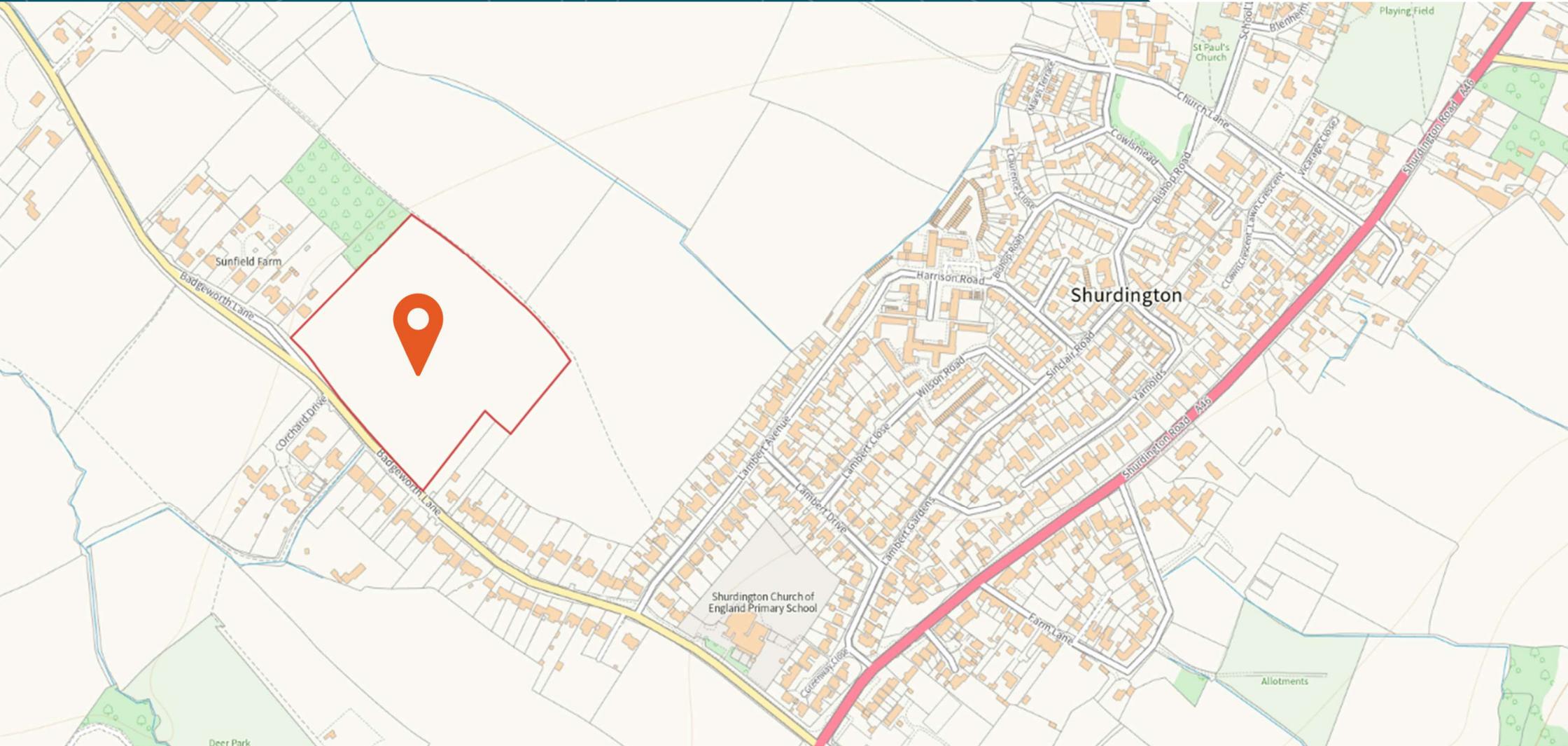
Plan is for indicative purposes and not to scale



FOR SALE

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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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