

RESIDENTIAL INVESTMENT OPPORTUNITY

5-24 St Barbara's Close, Ashchurch, Tewkesbury, Gloucestershire, GL20 8LG



FOR SALE BY INFORMAL TENDER

brutonknowles.co.uk

Modern Block of Apartments Located Close to Designer Outlet Village

For Sale by Informal Tender – 17 Modern Residential Apartments – Fully Let

Location

Ashchurch is a village located within the Tewkesbury Borough of Gloucestershire, approximately 2 miles east of the historic Market Town of Tewkesbury. The area has seen much development in recent years to include the construction of the Cotswolds Designer Outlet Village and Dobbies Garden Centre to the east of the property providing a wide range of employment opportunities. The surrounding area is allocated as a Garden Town and major development is underway. MOD Ashchurch is located to the north-east of the property.

The village is particularly well placed for easy access to motorway and other transport links, in particular the A46, B4079 Cheltenham Road and Junction 9 of the M5 motorway.

Nearby Facilities & Amenity

The Market Town of Tewkesbury is located approximately 2 miles to the west of the site. It provides a range of amenities to include supermarkets, pubs/restaurants, educational facilities and leisure opportunities. The property is within approximately 5 minute walk to Ashchurch train station, providing opportunities for non-car mode journeys to surrounding amenities. The village is served by a local bus service, the 40, which operates regular services from Ashchurch train station, which connects to Gloucester, Cheltenham and the surrounding settlements.

- Tewkesbury Town Centre – 2 miles
- Cheltenham – 9 miles
- Gloucester – 12 miles
- Ashchurch Railway Station – 0.7 miles



FOR SALE - Residential Investment Opportunity

Strategic Employment Location Opposite MOD Ashchurch. Close to J9 of M5 Motorway



Description

The property is accessed via St Barbara's Close, a privately owned road located directly off the A46. The 19 purpose-built 2 bedroom flats are arranged across two detached buildings, comprising four individually accessed blocks (Blocks A-D). Each block benefits from its own entranceway, serviced by intercoms and fully integrated fire alarm systems. The apartment blocks share a communal bin area and bike storage. 17 apartments are offered for sale. Flats 9 and 18 are subject to a Long Leasehold under separate 'ownership' with each paying an annual ground rent and service charge. Flat 16 is currently under offer to be sold. The remaining open market flats are currently let on Assured Periodic Tenancies (APTs – formerly ASTs) see information pack for further details. Circa 15 car parking spaces are to be included in the Freehold Sale of the property. Overflow parking is available on St Barbaras Close for which parkings rights will be granted.

Planning consent has been granted for 90 residential dwellings to the South of the subject property. A reserved matters application is currently pending consideration under application reference 25/00040/APP. The proposed site layout shows the land directly to the rear of the property is to be designated Public Open Space (POS). The proposed access to the new development is to bisect the area of POS and form a continuation of the existing St Barbaras Close. Rights will be reserved for the variation of pavements, roadworks etc.

Planning

The subject site is located within the planning jurisdiction of the Tewkesbury Borough Council where Planning Policy is covered by the Tewkesbury Borough Plan 2011-2031 which was adopted on 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.

We understand the property benefits from open market C3 residential use.

Schedule of Accommodation

Property:		Total sq m*:	Total sq ft:	Occupation:	Tenure**:	Current Rent (PCM):	Current Rent (PA):	Duration of Occupation:	Council Tax Band:	EPC Rating:	EPC Expiry (see Certificates)
BLOCK D	Flat 5	69	743	Occupied	AST	£725	£8,700	3 yrs	A	C	Oct-30
	Flat 6	69	743	Occupied	AST	£650	£7,800	7 yrs	A	C	Sep-30
	Flat 7	69	743	Occupied	AST	£650	£7,800	9 yrs	A	B	Sep-30
	Flat 8	69	743	Occupied	AST	£680	£8,160	5 yrs	A	B	Sep-30
	Flat 9	104	1119	LEASEHOLD***					B	B	Mar-32
BLOCK C	Flat 10	69	743	Occupied	AST	£675	£8,100	8 yrs	A	C	Oct-30
	Flat 11	75	807	Occupied	AST	£685	£8,220	6 yrs	A	B	Jan-30
	Flat 12	79	850	Occupied	AST	£690	£8,280	3 yrs	A	B	May-31
	Flat 13	69	743	Occupied	AST	£770	£9,240	2 yrs	A	B	Jan-31
	Flat 14	89	958	Occupied	AST	£925	£11,100	1 month	B	B	Sep-29
BLOCK K	Flat 15	68	732	Occupied	AST	£715	£8,580	3 yrs	A	C	May-29
	Flat 16	65	700	Occupied	AST	Under Offer	Sale to Tenant	n/a	A	C	Oct-30
	Flat 17	69	743	Occupied	AST	£750	£9,000	2 yrs	A	B	Oct-30
	Flat 18	65	700	LEASEHOLD***					A	B	Oct-30
	Flat 19	91	980	Occupied	AST	£995	£11,940	New Agreement	B	B	Sep-29
BLOCK A	Flat 20	54	581	Occupied	AST	£770	£9,240	2 yrs	A	C	Oct-30
	Flat 21	52	560	Occupied	AST	£680	£8,160	4 yrs	A	C	Oct-30
	Flat 22	59	635	Occupied	AST	£700	£8,400	3 yrs	A	C	Jan-31
	Flat 23	69	743	Occupied	AST	£680	£8,160	4 yrs	A	B	Oct-30
	Flat 24	84	904	Occupied	AST	£795	£9,540	3 yrs	B	C	Jan-31
						£12,535	£150,420				

(*Floor areas taken from EPCs and are approximate only)

(**APT - Assured Periodic Tenancy)

Income

The current Passing Rent is **£150,420 per annum (27/7/26), increasing to £161,280 per annum in August 2026** further to schedule rent increases. Please note the duration of tenancies above and the long-standing nature of tenants occupation, with rents having been kept low.

Tenure

The Freehold is offered for sale, subject to the Long-leasehold interests (excluded as sold off) and subject to the occupational tenancies. Flat 16 is in the process of being sold and excluded from the sale.

Services and Drainage

We understand the apartments all benefit from connection to mains water, drainage, gas and electricity, individually metered. We have however not carried out any tests in this regard.

Energy Performance Certificates

All of the apartments have valid EPCs and building certification such as electric and gas certificates, fire risk assessments etc. Please see the Information Pack for details.

Management & Lettings

The property is currently managed by Tag Sales and Lettings.

FOR SALE - Residential Investment Opportunity

For Sale by Informal Tender



Legal

Each party is to incur their own legal fees. The Purchaser is to pay a non-returnable deposit on agreement of Heads of Terms.

VAT

The property is not currently elected for VAT; however the landowner retains the right to opt to tax.

Guide Price

£2,250,000 – Best and Final Offers by the Deadline below.

Method of Sale

The site is offered for sale by way of Informal Tender. Unconditional offers are invited. Offers should be in accordance with the 'Tender Form' contained within the Data Room.

Offers should be received by Bruton Knowles by Noon on **Thursday 8th October 2026** via email to william.matthews@brutonknowles.co.uk and lauren.gaunt@brutonknowles.co.uk

The vendors reserve the right to consider offers prior to the tender deadline.

Viewings

Viewings are strictly by appointment only with Bruton Knowles. A full inspection is proposed to be available on the 15th September between 10am to 2pm, subject to booking an appointment. Some flats may be accessible earlier on the 20th August 2026.

Further Information

A 'Data Room' is available upon request which contains further information. For access please email lauren.gaunt@brutonknowles.co.uk

Subject to Contract – July 2026



Virtual Tour of Flat 19 (Let June 2026 Source: Tag Lettings) - [Click Here](#)



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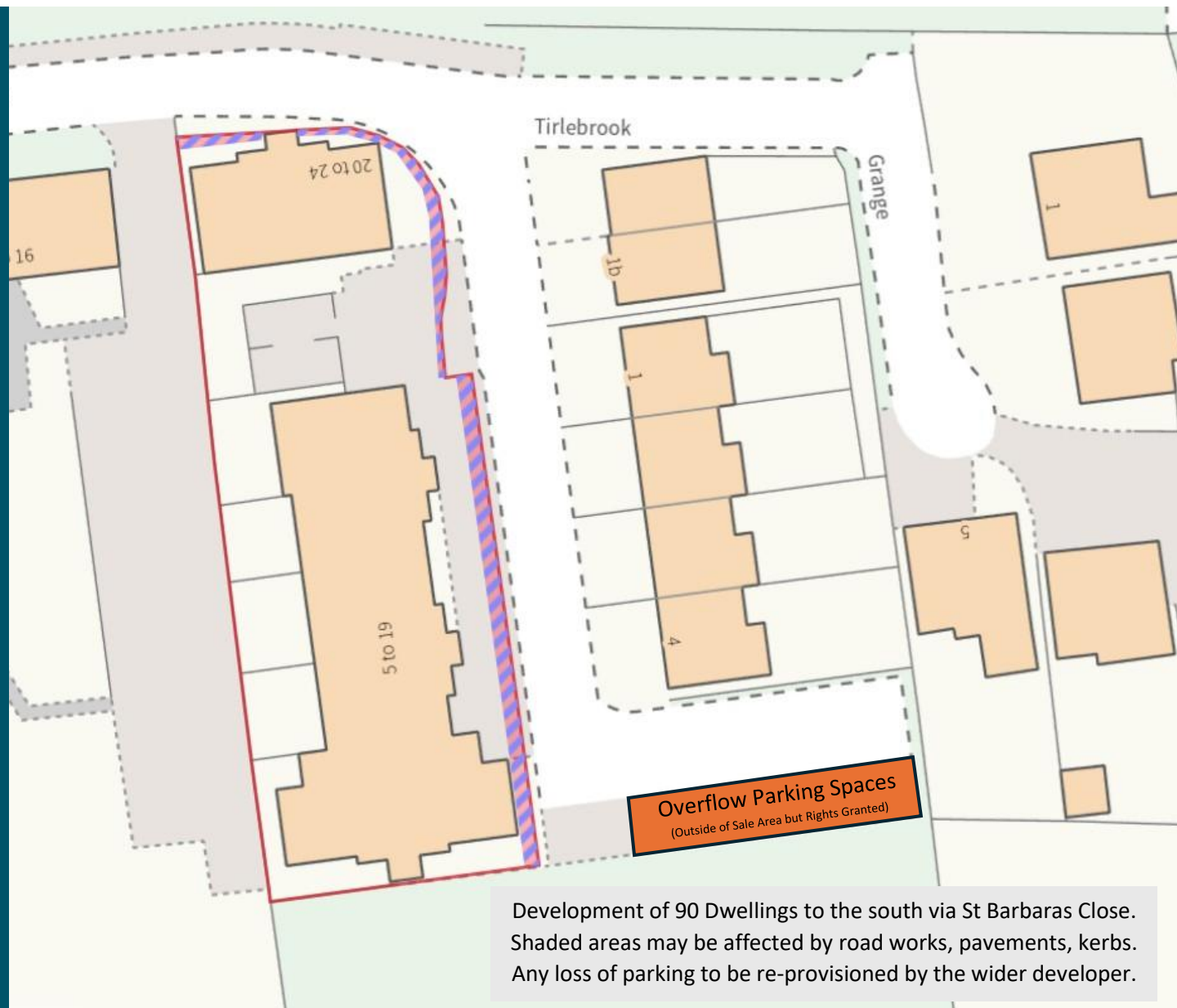
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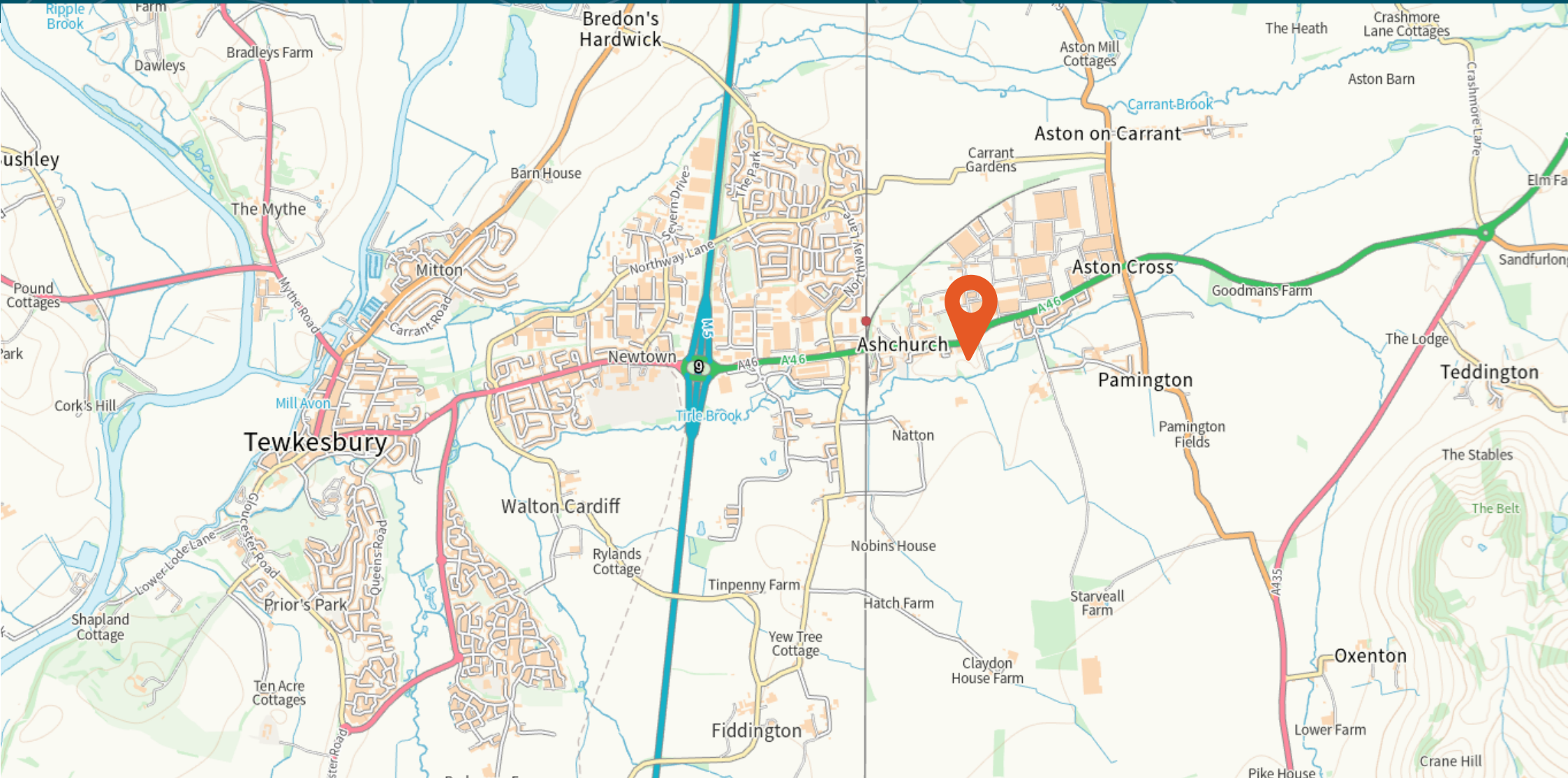
Development of 90 Dwellings to the south via St Barbaras Close. Shaded areas may be affected by road works, pavements, kerbs. Any loss of parking to be re-provisioned by the wider developer.

Location Plan

/// what3words spine.overpaid.vesting



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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.

Disclaimer Bruton Knowles Chartered Surveyors are 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 have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.



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