STRATEGIC LAND

Land off Corndean Lane, Winchcombe, Gloucestershire

BRUTON KNOWLES



FOR OPTION OR PROMOTION

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LOCATION

The site is situated on the south-western edge of Winchcombe, a desirable market town located within the Cotswolds, approximately 8 miles north-east of Cheltenham.

Positioned immediately adjoining the existing settlement, the site occupies a sustainable edge-of-settlement location with frontage to Corndean Lane. Winchcombe benefits from a range of local services and facilities including primary and secondary schools, local retail provision, healthcare facilities, sporting amenities and regular public transport connections.

The site is located within walking distance of Winchcombe town centre and benefits from numerous bus services operating along Cheltenham Road providing connectivity to Cheltenham and surrounding settlements

- Cheltenham - 8 miles
- M5 Junction 9 - 8 miles
- Ashchurch Railway Station - 9 miles
- Gloucester - 16 miles

DESCRIPTION

The site extends to approximately 17.5 acres (7.08 hectares) and comprises a gently sloping parcel of agricultural land situated immediately adjacent to the existing settlement boundary. The site benefits from an attractive edge-of-settlement position whilst maintaining a strong relationship with the existing built form of Winchcombe.

The land is currently in agricultural use and is bordered by, Corndean Lane to the south, existing residential development and community uses to the north and north-east and agricultural land to the east.

The site is currently accessed from Corndean Lane. However, it is anticipated that a suitable development access would need to be provided from Cheltenham Road, which is likely to require the acquisition of third-party land rights. Previous discussions considered the potential relocation of the Hall/Scout Hut to facilitate an appropriate access arrangement into the site. However, this option has not been progressed or investigated further. Interested parties should satisfy themselves as to the feasibility of any access proposals and undertake their own enquiries in this regard.

PLANNING

The site falls within the administrative area of Tewkesbury Borough Council and forms part of the wider Cheltenham, Gloucester and Tewkesbury Strategic Local Plan area.

The site has been promoted through the plan-making process under reference WIN005 (Land off Corndean Lane) and benefits from a positive assessment within both the Housing and Economic Land Availability Assessment (HELAA) and subsequent Land Availability Assessment (LAA).

Importantly, the Strategic and Local Plan identifies the majority of the site under Policy B27, proposing an allocation for residential development with an indicative capacity of approximately 153 dwellings.

Tewkesbury Borough currently continues to face challenges in maintaining a full five-year housing land supply. As of September 2026, the authority reported a housing land supply position of approximately 3.85 years, which may provide additional support for sustainable residential development opportunities.

Prospective purchasers should note that future development proposals will need to address a number of site-specific considerations, including its location within the Cotswolds National Landscape, partial coverage by the Winchcombe Conservation Area, the presence of nearby heritage assets and areas of flood risk. The emerging allocation specifically identifies the requirement for a comprehensive Heritage Impact Assessment and appropriate consideration of landscape, archaeological and environmental matters.

METHOD OF SALE & TERMS

Option and Promotion Agreement terms are invited to include the following information:

- Type of Agreement
- Percentage - discount of Market Value or promoter fee
- Premium payment(s) to landowner
- Term (s) of agreement/Longstop
- Any deductible costs and cost caps
- Minimum price per gross acre
- Planning strategy
- Confirmation of payment of landowner's professional
- fees (agent & legal)

Offers should be received by Bruton Knowles by **Noon on Wednesday 13th January 2027** via email to Harry Breakwell – harry.breakwell@brutonknowles.co.uk

VAT

The landowner retains the right to opt to tax.

LEGAL INFORMATION

The subject site is registered under the Freehold Title GR361647. The land will be sold with vacant possession.

VIEWING & FURTHER INFORMATION

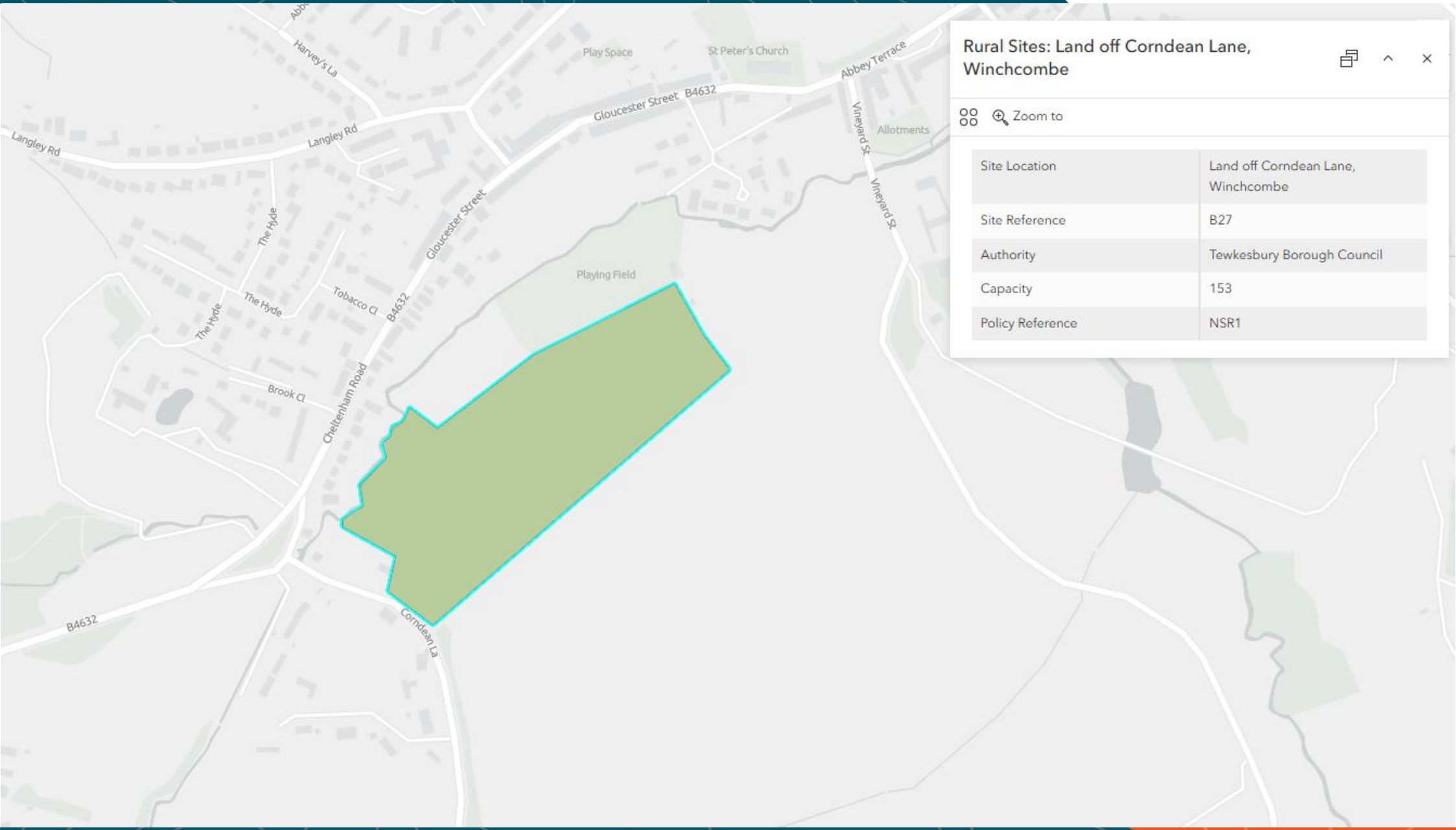
Walking of the site is by appointment only. Please contact Bryn.evans@brutonknowles.co.uk to confirm.

SUBJECT TO CONTRACT – November 2026

SLP Regulation 19 Policies Map

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Rural Sites: Land off Corndean Lane, Winchcombe

Zoom to

Site Location	Land off Corndean Lane, Winchcombe
Site Reference	B27
Authority	Tewkesbury Borough Council
Capacity	153
Policy Reference	NSR1

Contact:

Harry Breakwell BSc (Hons) MSc MRICS

T: 07825 842626

E: harry.breakwell@brutonknowles.co.uk

Bryn Evans BSc (Hons)

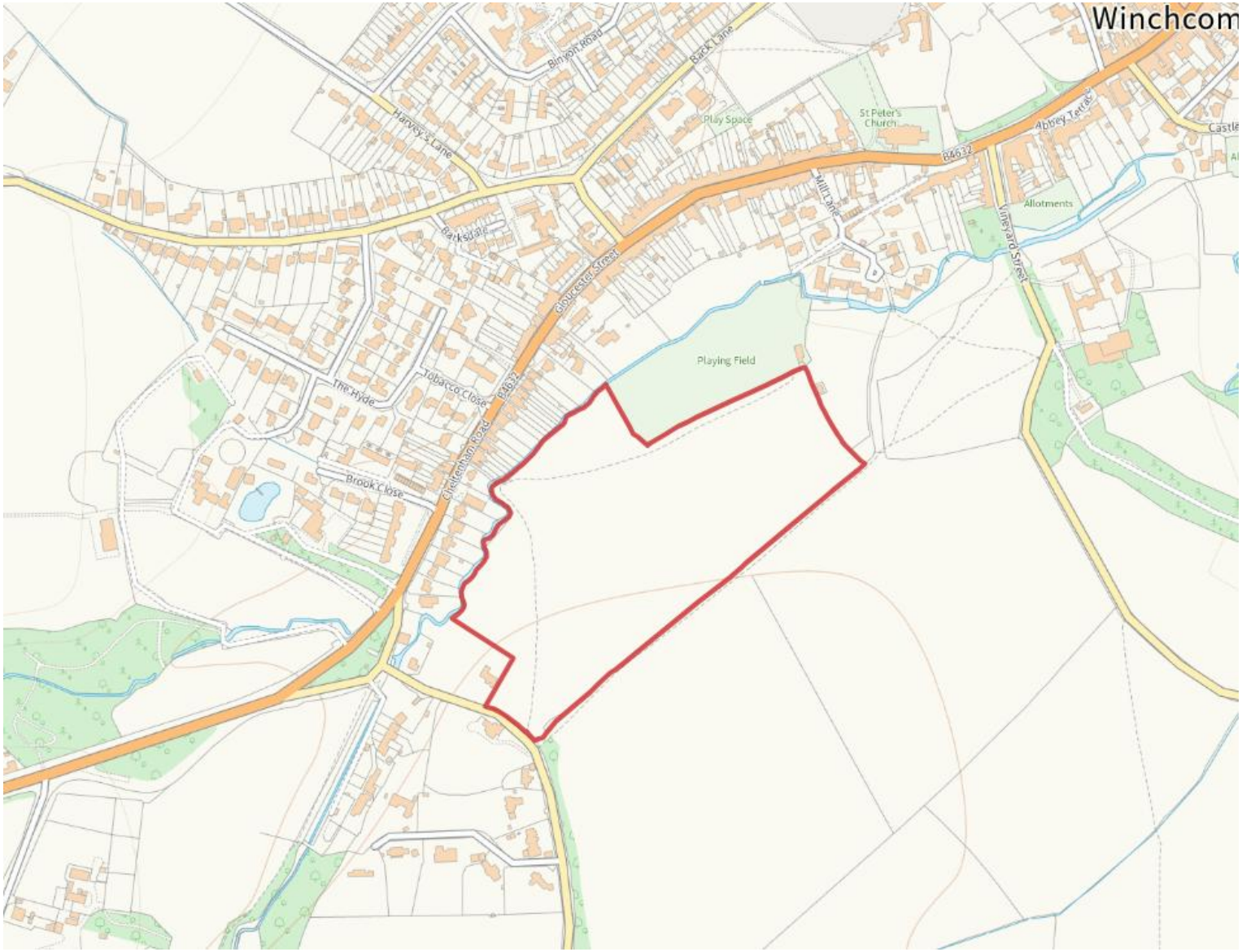
T: 07708 908248

E: Bryn.evans@brutonknowles.co.uk

Gloucester office:

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

T: 01452 880000



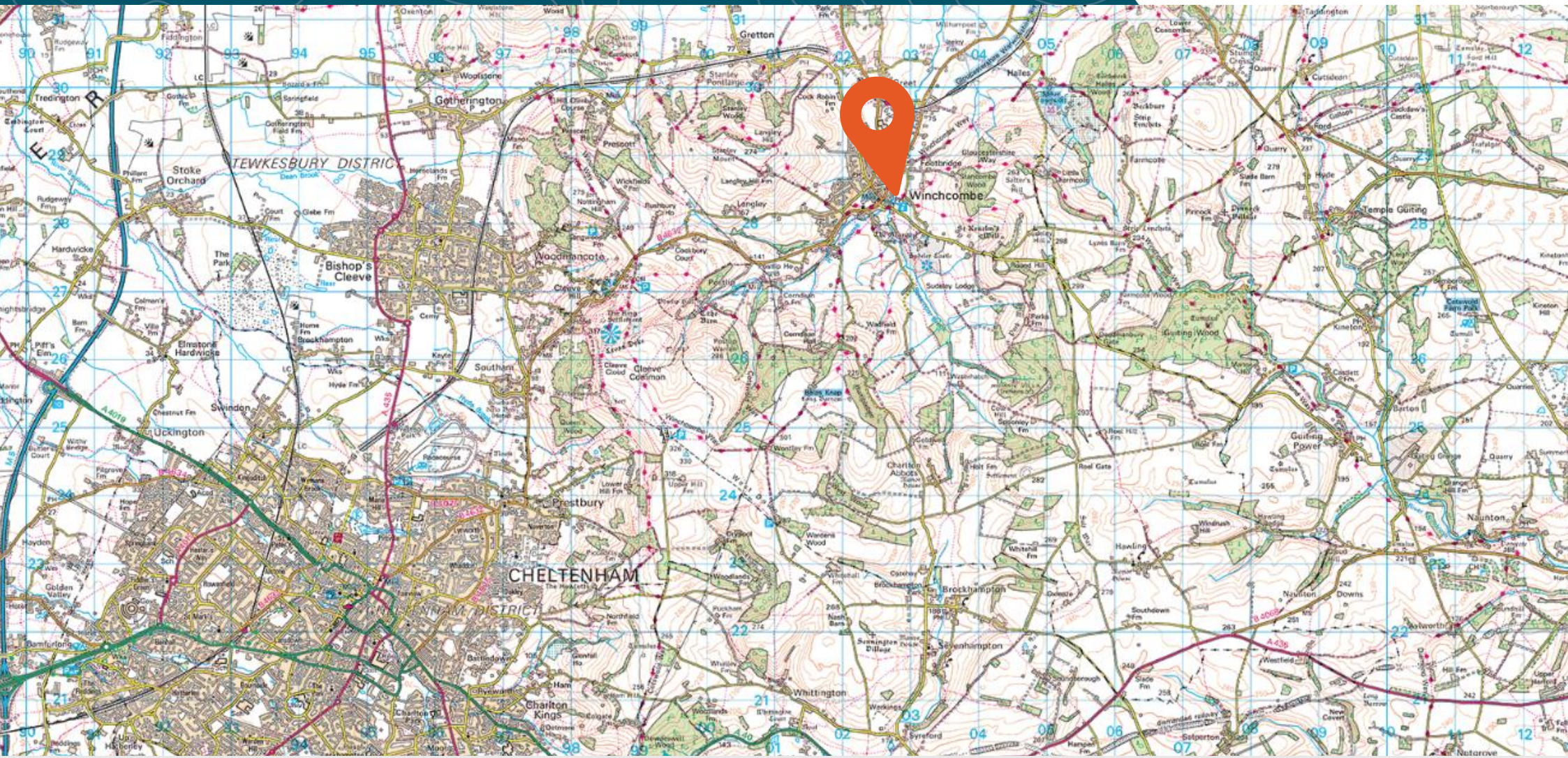
Plan is for indicative purposes only

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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.

Regulated by RICS

The Property Ombudsman

Bruton Knowles Limited registered in England and Wales with registered number 12481998. Registered Office Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF

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