

FOR SALE – CHELTENHAM DEVELOPMENT LAND (STP)

Land at Pittville School, Cheltenham, GL52 3JD – 5.08 acres (2.06 ha) approx.



Land at Pittville School, Albert Road, Pittville, Cheltenham, GL52 3JD

LOCATION

Pittville School is located to the east of Albert Road to the north of central Cheltenham, a large spa town and borough on the edge of the Cotswolds and in the county of Gloucestershire. With a population of c.117,000, the town is a progressive centre for employment, drawing on a strong regional catchment.

The site is approximately 1.25 miles to the north of the town centre in the suburb of Pittville, which is a prestigious residential suburb of the town and synonymous with some of the town's finest Regency and Victorian housing. The location is characterised by its architecture, Pump Rooms, Pittville Park and its proximity to Cheltenham Racecourse.

The site is within a predominantly residential location, with the main school campus to the south, existing dwellings fronting New Barn Lane to the north, the modern University of Gloucestershire Pittville Campus to the west and the recent Starvehall Farm Bovis/Bloor development to the east.

Vehicular access into the site will be via the Bovis/Bloor scheme, where an adoptable standard estate road has been constructed up to the site boundary. Pedestrian access will be possible to the west, to Albert Road, via a corridor of mature trees forming the southern boundary to the University of Gloucestershire's Pittville Campus, and to the south onto Cakebridge Road.

Transport links to the location are good with junctions 10 and 11 of the M5 Motorway some 3.8 miles to the west and 4.7 miles to the southwest, respectively. Cheltenham's mainline railway station is 2 miles to the south west.

NEARBY FACILITIES & AMENITY

- Pittville Park and Pump Rooms – 0.3 miles
- Cheltenham Racecourse – 0.4 miles
- Cheltenham Town Centre – 1.25 miles
- GCHQ – 3.5 miles

DIRECTIONS

Postcode: GL52 3JD.

What3Words: <https://w3w.co/award.undulation.dots>



Previous Outline Planning Permission and Reserved Matters

Bruton Knowles has been instructed by the Governors of Pittville School to offer to the market land formerly benefitting from Outline and Reserved Matters planning permissions for the residential development of 58 dwellings, on a freehold with vacant possession basis.

SITE DESCRIPTION

The land comprises a broadly level and regular shaped former school playing field. The land has not been used since November 2009 but has been maintained as a sports field, with trees and mature hedgerows confined to the edges of the site.

The subject land extends to approximately 2.06 hectares (5.08 acres). There is a narrow projection of land extending from the south western corner up to Albert Road, which was included in the planning permissions to provide pedestrian access and includes a row of mature trees.

FLYOVER VIDEO – [Click Here](#)

PLANNING HISTORY

Pittville School secured outline planning permission for residential development on the site in 2016 - [15/01163/OUT](#) - Outline planning permission for "the erection of up to 58 dwellings (approval sought for means of access with other matters reserved)" granted 11th April 2016. Now lapsed.

The proposed access to service this development is via the recent Starvehall Farm residential scheme to the east. The outline consent also provided for pedestrian links onto both Cakebridge Road and Albert Road, and SUDs/balancing pond located to the southern/lowest lying area of the site.

In 2021, Lioncourt Homes secured reserved matters approval for a 58 dwelling scheme - [19/00053/REM](#) - for "approval of reserved matters (appearance, landscaping, layout and scale) pursuant to outline planning permission 15/01163/OUT for the erection of up to 58 dwellings with associated infrastructure and landscaping." Dated 18th March 2021. Now lapsed. The detailed approval provided for 2, 2.5 and 3 storey dwellings and apartments with a coverage of 59,428 sq.ft.

The previous residential consent has established the principle of residential development on the site, and it is understood that suitable future applications for residential development would be looked upon favourably by the Local Planning Authority.

The reason that the Reserved Matters consent was not implemented was due to delayed receipt of DfE approval for disposal for school playing fields. An application to the Secretary of State for Education for disposal and change of use of playing field land under Section 77 of the School Standards and Framework Act 1998 was ultimately approved on 24th July 2023. The approval ensures that the site can now be sold in the open market (with the capital receipt to be reinvested by the School in re-provision/improvement of sports facilities).

Prior to the S.77 Approval, the Local Planning Authority sought to protect the loss of sports field by linking the previous residential permission to a related sports facility development on adjacent school land (refs: 15/01162/FUL and 18/02493/FUL), via the S.106 Agreement, that restricted the number of dwelling sales pending completion of various stages of the sports facility's construction.

A new sports facility application is being prepared and is to be progressed by Gloucestershire County Council on a Regulation 3 basis. However, now the S.77 Approval has been secured, it is not anticipated that the LPA will link the residential and sports proposals via S.106, and a residential application can be made, granted and implemented in isolation.

S.106/CIL/BNG

Whilst the residential planning permissions have lapsed, they were subject to S.106 contributions for: libraries, primary and secondary education and play space, along with 40% affordable housing provision.

CIL at the rate of £236.65 per m² (2024 Index/Charging Schedule) is anticipated on open market residential development. Since the previous consents, Biodiversity Net Gain policy now applies to developments of this anticipated scale, and parties will need to consider its delivery on-site or by third party means.

VAT

VAT will not be chargeable on the purchase price.

SERVICES

Please see the Data Room utilities information. Interested parties are encouraged to undertake their own investigations as to connection costs and capacities. The land benefits from various service connection rights into the Starvehall Farm scheme.

TERMS

The site is offered For Sale by Informal Tender. Offers are invited in accordance with the 'Financial Proposal Form' contained within the Data Room, and are to be received by Bruton Knowles prior to **Noon on Thursday 18th July 2024**.

Tenders should be submitted to Robert Anthony by email: robert.anthony@brutonknowles.co.uk

It is envisaged that offers will be conditional on a 'subject to planning' basis and interested parties will submit detailed bids illustrating the development scheme to be applied for and the assumptions made in preparing the bid.

Competitive bidders will be invited for interview and this is pre-arranged for the **afternoon of Tuesday 23rd July**, to be held at Pittville School. Bidders should, where possible, make provision for this and interview confirmations will be circulated shortly after the review of bids received.

VIEWING & FURTHER INFORMATION

A 'Data Room' has been prepared – www.brutonknowlesites.co.uk which provides a topographical survey, ground investigation report (awaited), planning info, services information and financial proposal form. For access email: william.matthews@brutonknowles.co.uk

The site can be viewed from the boundary/access road with the Starvehall Farm development. However, opportunities to walk the site will be available as follows (by prior appointment):

- **Thursday 6th June – 11am-1pm**
- **Thurs 13th June – 11am-1pm**
- **Thurs 20th June – 11am-1pm**

SUBJECT TO CONTRACT – MAY 2024

Former school playing fields close to Cheltenham Racecourse



Indicative Sale Area



Cheltenham Racecourse

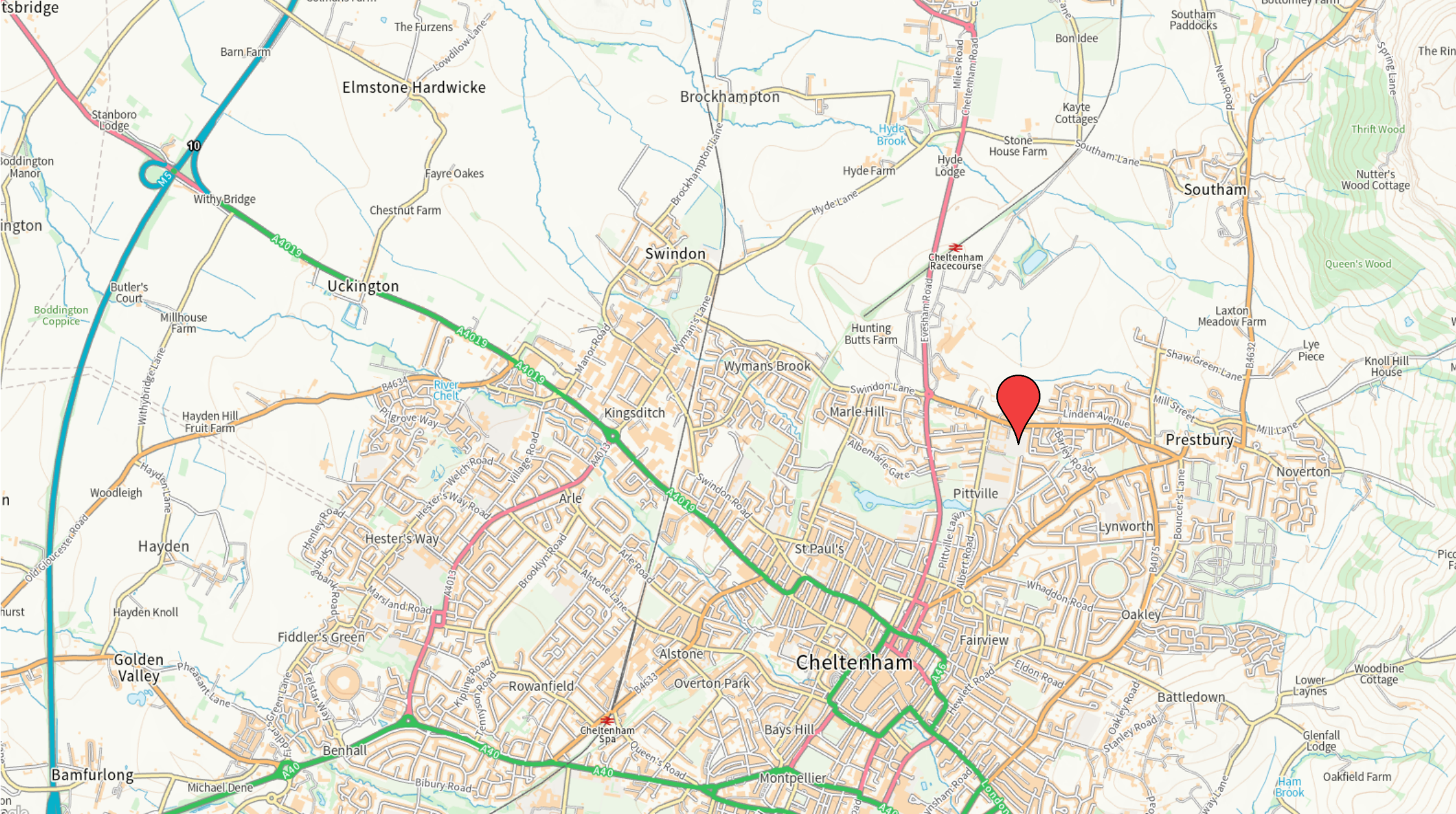
UCAS Headquarters

University of Gloucestershire

Subject Site

Development Access
off Starvehall Farm

Pittville School Grounds



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

Robert Anthony BSc (Hons) MRICS
07825 423926
Robert.anthony@brutonknowles.co.uk

William Matthews BSc (Hons) MRICS
01452 880152
william.matthews@brutonknowles.co.uk



Important Notice: Bruton Knowles is 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 has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise. The sale is Subject to Contract.