

RESIDENTIAL DEVELOPMENT PLOT

The Reddings, Cheltenham

Land at Springfield Close, The Reddings, Cheltenham, GL51 6SE

Full Planning Permission for the construction of 1 no. dwelling within approximately 0.10 acres (0.04ha)



Residential Development Opportunity

Land at Springfield Close, The Reddings, Cheltenham



SUMMARY

- Full Planning Permission for the construction of 1 no. detached dwelling.
- Land Area – Approx. 0.10 acres (0.04ha)
- Unconditional offers invited by Informal Tender - Bids to be received by Noon on Wednesday 7th August 2024.

LOCATION (Postcode: GL51 6SE)

The subject site is located off Springfield Close, in The Reddings a suburb of the Regency Spa Town of Cheltenham in the County of Gloucestershire. The site borders Springfield Close. The location is residential and particularly well placed for easy access to motorway and other transport links, in particular the A40 and Junction 11 of the M5 motorway.

The area is well-suited for families and professionals alike. Cheltenham only circa 3 miles from the site is regarded as an educational centre of excellence, home to highly rated state schools and a number of prestigious private schools. Cheltenham is renowned for its vibrant cultural life, with a wide variety of restaurants, bars and cafes.

DESCRIPTION

The site area extends to approximately 0.10 acres and comprises an area of lawned green space. The parcel is a large rectangular shaped lawn area with a footpath along the northern boundary. The land is unfenced. To the north of the site is the residential dwelling of 18 Springfield Close, to the east a further footpath, to the south and west is a pavement and the cul-de-sac roadway. The plot is relatively level and accessible off the road by foot.

PLANNING

The site falls within the administrative area of Cheltenham Borough Council. Planning Policy is covered by the adopted local plan. An emerging spatial plan is currently being prepared by the local authority. The subject site benefits from the following planning applications:

- 23/02144/FUL – Erection of two dwellings on land at Springfield Close with parking and associated alterations. *Application withdrawn Monday 5th February 2024*
- 24/00389/FUL – Erection of one dwellinghouse. *Permitted Friday 19th April 2024*

The Purchaser will be responsible for discharging all the planning conditions associated with the Full Planning Permission (24/00389/FUL). Please see the Information Pack.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Unless constructed under a Self-Build Exemption the new development may attract Community Infrastructure Levy at the prevailing rate which is 175.12 per m² totalling approximately £13,484.

SECTION 106 (S.106)

The consent is subject to a S.106 agreement. We understand this sum has been paid by the vendors.

SERVICES

Please note that we have not carried out any tests as to the availability of services and parties are to make their own enquires in this regard.

VAT

VAT will not be chargeable on the sale.

LEGAL INFORMATION

The subject site is registered under the Freehold Title GR18889. The land is offered Freehold with vacant possession. Each party is to incur their own legal fees in this transaction.

VIEWING & FURTHER INFORMATION

The site can be viewed directly from Springfield Close. An information pack has been prepared that provides further details on the planning consent. For access, please email Lauren Gaunt – lauren.gaunt@brutonknowles.co.uk

GUIDE PRICE

£100,000 – Offers Invited.

TERMS

The Freehold of the site is offered For Sale by Informal Tender. Unconditional offers are invited. Tenders should be submitted to Lauren Gaunt by email:

lauren.gaunt@brutonknowles.co.uk

Bids are to be received prior to Noon on Wednesday 7th August 2024.

SUBJECT TO CONTRACT – JULY 2024



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.

Residential Development Opportunity

Land at Springfield Close, The Reddings, Cheltenham

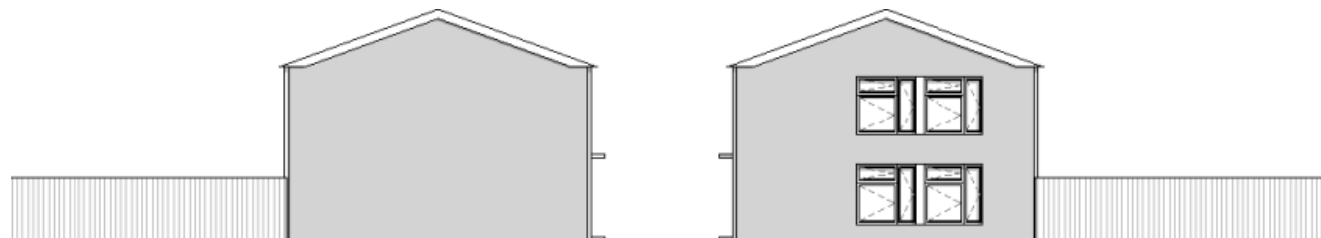
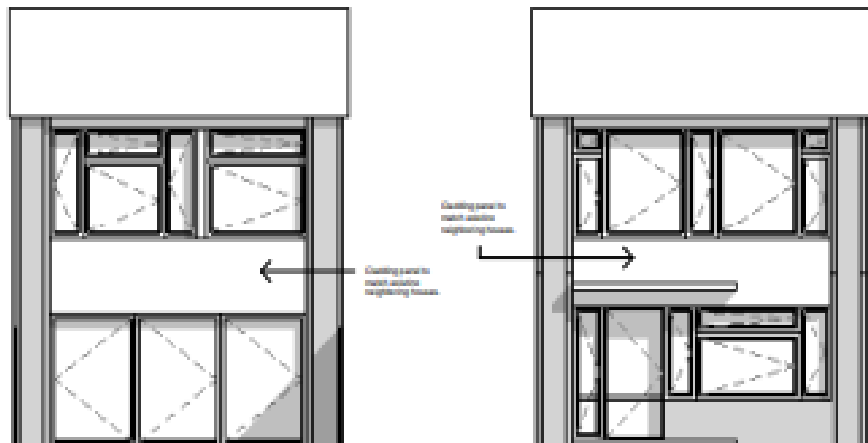
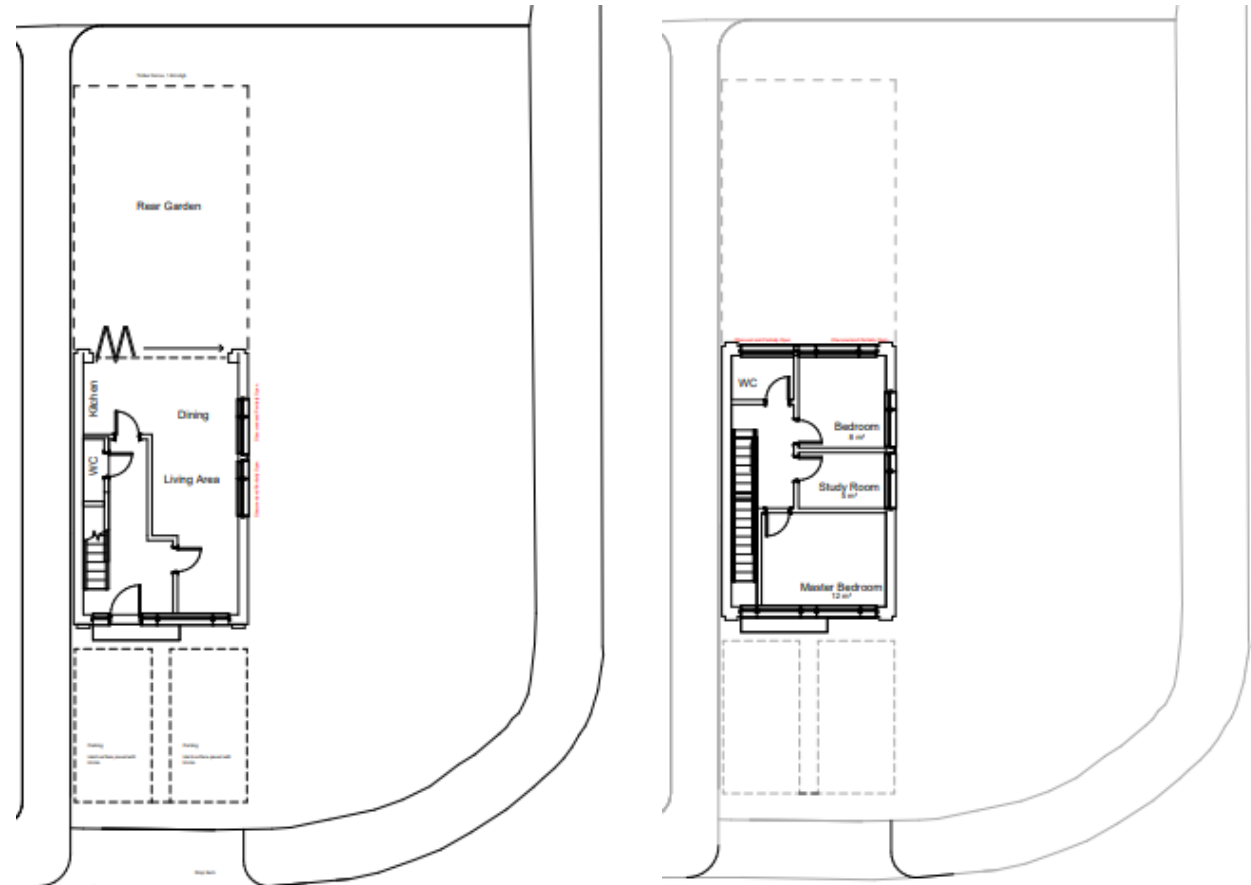


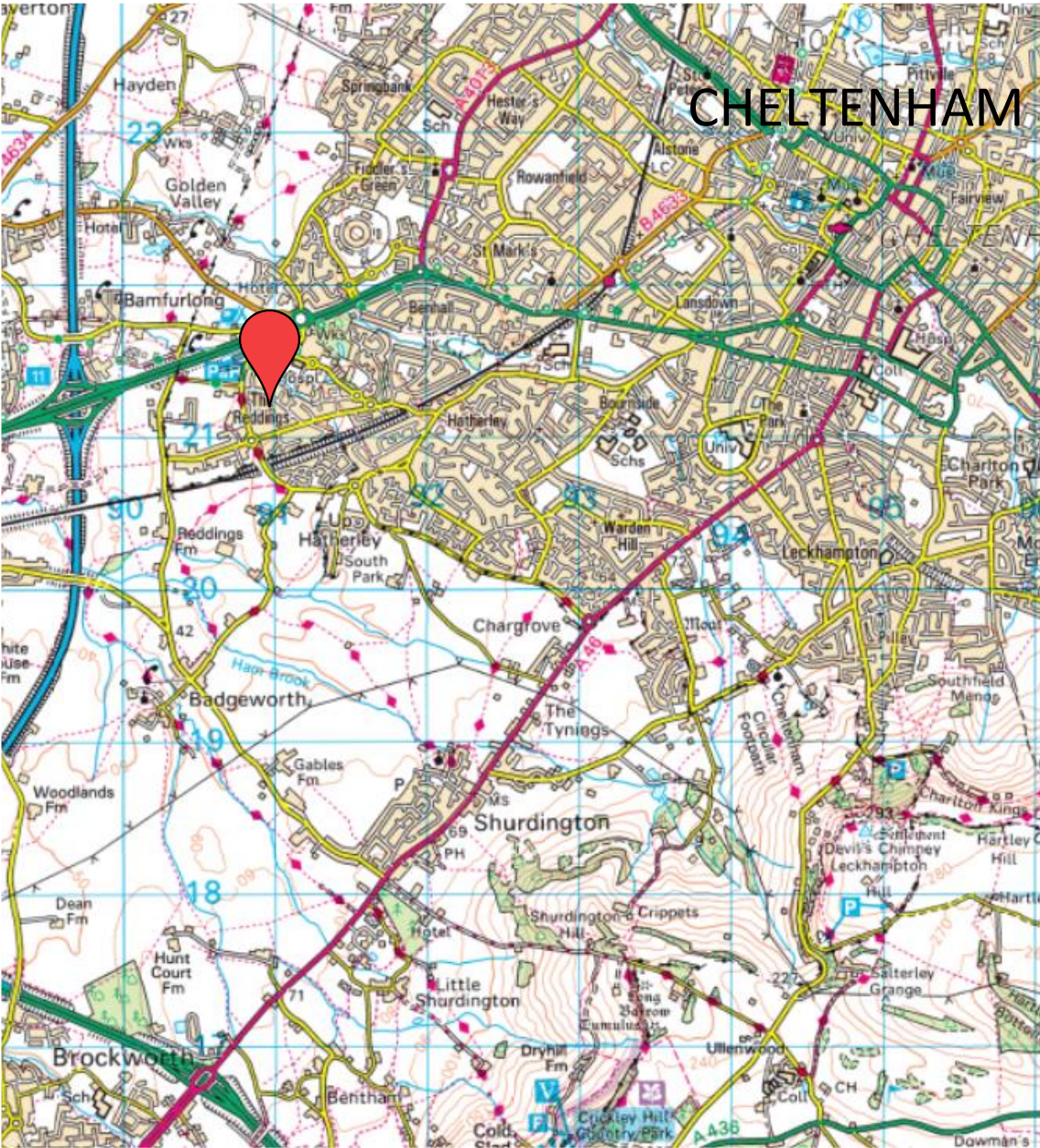
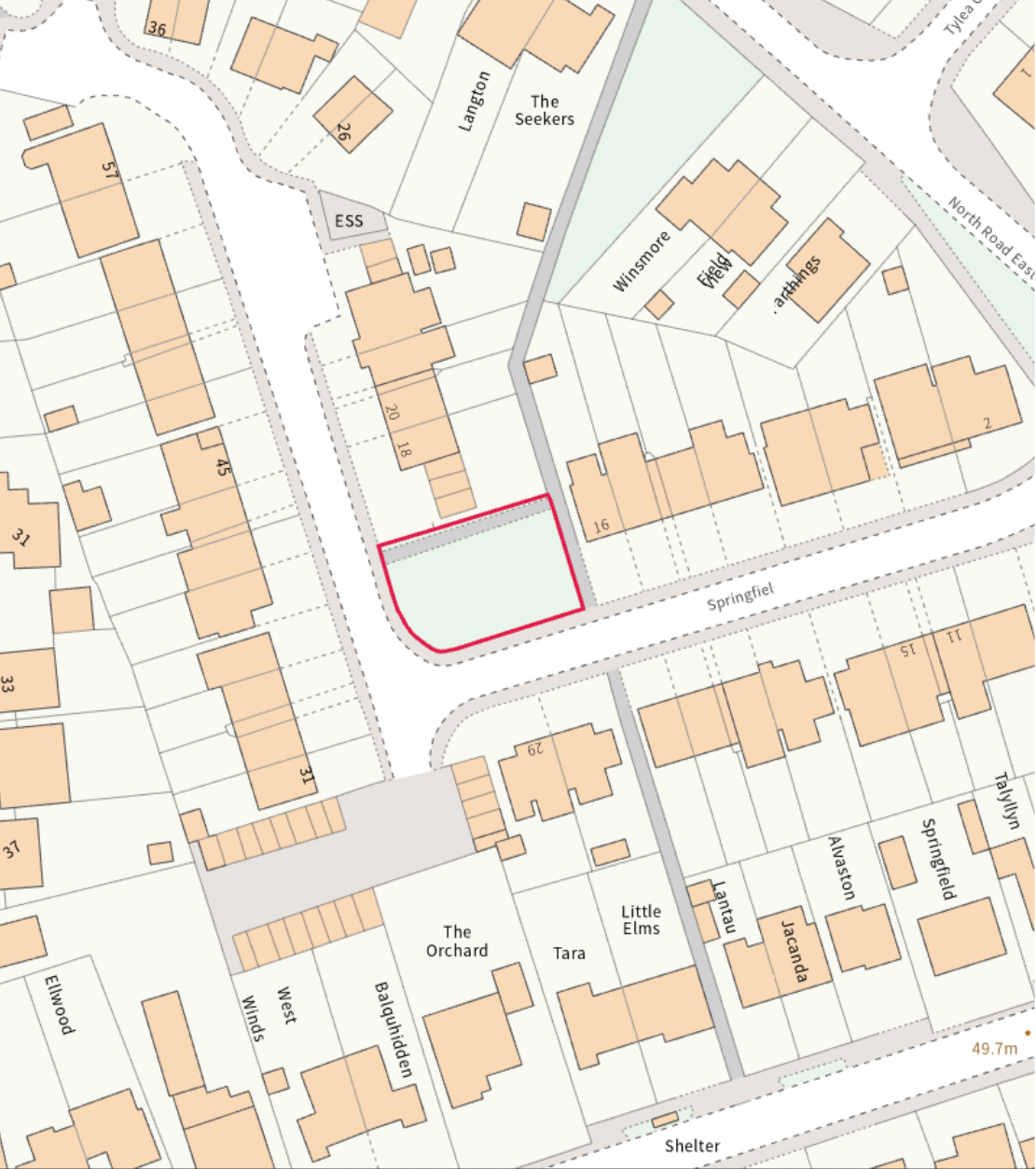
PROPOSED SCHEME (24/00389/FUL)

The site benefits from full planning permission for the erection of one dwellinghouse at Springfield Close, granted under planning application reference 24/00389/FUL.

The proposed dwelling is a detached, two storey dwelling orientated to the south west. The ground floor accommodation comprises an open plan kitchen, dining and living space and a WC. To the first floor a principal bedroom and a further bedroom in addition to a study and a WC. We are advised by the vendors that the Gross Internal Area of the accommodation extends to approximately 829 sq ft (77 sqm).

Externally the proposed design incorporates a hard surface paved driveway with sufficient space for off-road parking for 2 vehicles. To the rear of the property, a rectangular shaped, garden is proposed with a timber fenced boundary.





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

Lauren Gaunt BSc (Hons) MSc
07500 064202
lauren.gaunt@brutonknowles.co.uk

William Matthews BSc (Hons) MRICS
01452 880000
william.matthews@brutonknowles.co.uk



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 residential 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.