

FOR SALE OR PROMOTION



Land north of Bishops Cleeve, Gloucestershire

Site Area: Approx. 10.07 Acres (4.08 Ha)



Plan is indicative and not to scale.



Strategic Land

Approximately 10.07 Acres (4.08 Ha)



LOCATION

The land is located between Bishops Cleeve and Gotherington, Gloucestershire.

Bishops Cleeve is the second largest settlement within Tewkesbury Borough Council's administrative boundary, with a population of circa 14,000. The town offers a wide range of amenity, including a café/deli, sports facilities, gym, medical centre, pharmacy, schools and supermarket.

- Cheltenham – 4.5 miles
- Tewkesbury Railway Station – 6 miles
- M5 Junction 10 – 5 miles
- M5 Junction 9 – 6 miles

Directions

Postcode is GL52 9FA.

DESCRIPTION

The parcels are the last two unpromoted sites north of Bishops Cleeve. The land comprises two main parcels (plus additional parcel) of arable land:

- Parcel A – approx 3.31 acres (Freehold Title GR152333)
 - Additional Land – approx. 5.19 acres
- Parcel B - 1.58 acres (Freehold Title GR152334)

Access to the larger parcel is provided via an open gateway off the Cleeve Road in the north eastern corner of the site. The smaller parcel will be accessed through the hedge on the eastern boundary off the Cleeve Road.

The area is now becoming more urbanised, with a new cycle way with lighting to the east and new tarmac road to the west, serving the construction of the Hayfield Homes new development at Gotherington. Parcel A abuts the 50-unit site under construction.

The Environment Agency's flood zone mapping shows that the site lies within Flood Zone 1 (lowest probability of flooding).

PLANNING

The subject site is situated within the planning jurisdiction of Tewkesbury Borough Council. Planning Policy is covered by the Tewkesbury Borough Plan 2011-2031 which was adopted on the 8th of June 2022.

Cheltenham Borough Council, Gloucester City Council and Tewkesbury Borough Council are producing a Strategic and Local Plan (SLP). The SLP will be provide an overarching planning strategy, with the Regulation 18 consultation currently being reviewed. The Preferred Options review is anticipated to be undertaken in early 2025.

The sites are not located within the Green Belt nor an Area of Outstanding Natural Beauty (AONB), however the larger 'L-shaped' parcel falls under a Special Landscape Area (Policy LAN1). Note 2 recent consents at Gotherington were also within this Special Landscape Area.

Following recent Appeals, Tewkesbury Borough Council cannot demonstrate a 5 Year Housing Land Supply with this being at best 3.39 years supply:

- Road from Natton to Homedowns, Ashchurch 12th December 2023 – Appeal Ref: APP/G1630/W/23/3324253
- Ruby Avenue, Bishops Cleeve 31st January 2024 – Appeal Ref: APP/G1630/W/3325421

A recent 1-6 unit PIP has been permitted to the north of Parcel A, ref: 22/00857/PIP.

TERMS

The site is available For Sale or via an Option or Promotion Agreement. Parties are invited to submit terms as follows:

- Type of agreement (Freehold, Option or Promotion)
- If Freehold:
 - Price
 - Uplift - to be expressed as a fixed price per gross acre (indexed) for 30 years
- Percentage - discount/share of proceeds
- Premium payment (s) to landowner
- Term (s) of agreement/Longstop
- Any deductible costs and caps
- Minimum price per gross acre
- Confirmation of payment of landowner's professional fees
- Planning strategy

Offers should be received via email to Scott Winnard: scott.winnard@brutonknowles.co.uk

VIEWING

Parcel A can be viewed off Cleeve Road. Viewing for Parcel B is restricted by virtue of an overgrown roadside hedge.

SUBJECT TO CONTRACT – JUNE 2024

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.



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