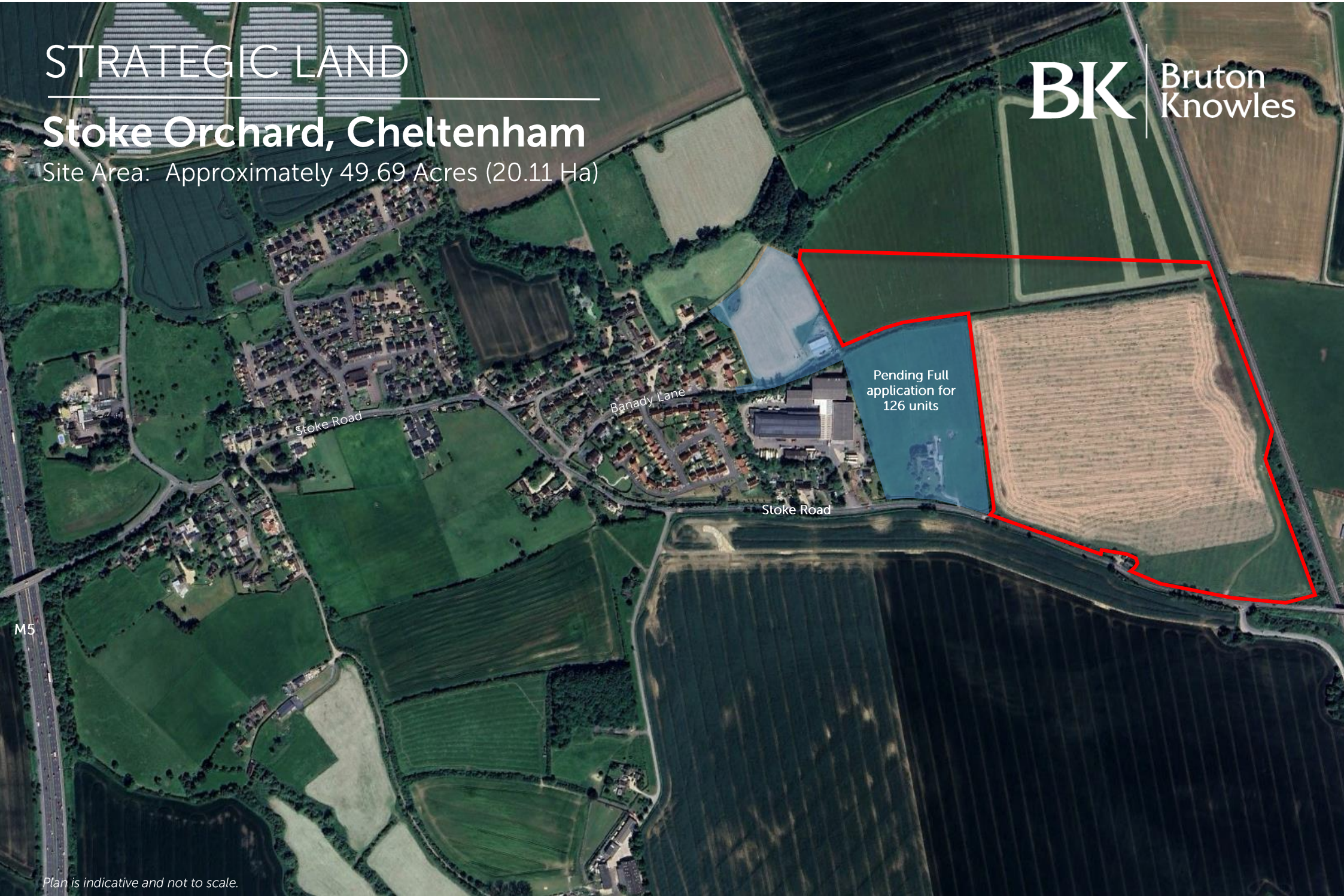


STRATEGIC LAND

Stoke Orchard, Cheltenham

Site Area: Approximately 49.69 Acres (20.11 Ha)



Pending Full application for 126 units

Plan is indicative and not to scale.

Strategic Land

Approximately 49.69 Acres (20.11 Ha)



LOCATION

The subject site is located on the eastern edge of Stoke Orchard, a village situated on the outskirts of Cheltenham. The village is conveniently positioned for Tewkesbury (4.5 miles to the north west), Cheltenham (5.5 miles to the south east) and Gloucester (10.5 miles to the south west). Stoke Road is the primary access into the village. The route connects to the A38 and provides access to junctions 9, 10 and 11 of the M5 motorway.

Stoke Orchard itself benefits from a good level of amenity including a modern Community Centre with associated community convenience store and café, and a multi-use all-weather games area and primary school shared with neighbouring village, Tredington. Further services and facilities are provided in the nearby villages and towns which are easily accessible by car or public transport. There is a bus route which runs along Stoke Road, providing regular services to Bishops Cleeve and Tewkesbury.

DESCRIPTION

The subject site comprises relatively level arable land extending to approximately 49.69 acres (20.11 hectares). Access is provided via established agricultural double gateway in the south eastern corner of the site off the Stoke Road. The site is bound to the east by a railway line, to the south by the Stoke Road, to the west by a residential property and pasture (with pending Full application for 126 units) and to the north by additional arable land under the same ownership as the subject site.

The site is registered under the Freehold Titles GR327732 and GR327926.

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. The Joint Core Strategy (JCS) sets out the strategic planning framework for areas within Gloucester City Council, Cheltenham Borough and Tewkesbury Borough Council.

Stoke Orchard is identified as a 'Service Village' in the Cheltenham, Tewkesbury and Gloucester Joint Core Strategy (JCS) and the Tewkesbury Borough Plan (TBP).

Tewkesbury Borough Council, Cheltenham Borough Council and Gloucester City Council are producing a Strategic and Local Plan (SLP). The SLP will 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. A representation for the subject site was made to the SLP HELAA consultation in March 2024.

The site is not located within the Green Belt nor an Area of Outstanding Natural Beauty (AONB). A small section of the site to the east is covered by Flood Zone 2.

Following recent Appeals, Tewkesbury Borough Council cannot demonstrate a 5 Year Housing Land Supply.

Immediately to the west of the site is a Full application pending determination for 126 units, planning ref: 23/00755/FUL. To the western edge of the village, a scheme of 9 no. units is currently under construction, following permission in May 2023, planning ref: 22/01377/FUL.

OVERAGE

The site is subject to an existing Overage of 30% which expires in October 2029. The chosen party will be required to promote the site whilst not triggering the Overage. Further information can be provided.

SERVICES

We have not carried out any tests in this regard, however we understand that there are the following services on site:

- Gas mains which run along the eastern boundary and part of the southern boundary.
- A 32-inch water main crossing the northern parcel (from north west to south east).
- Telecomms wires running north to south along the eastern edge of the site.

TERMS

The site is available for promotion via an Option or Promotion agreement and parties are invited to submit terms as follows:

- Type of agreement
- 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 by Bruton Knowles by **Noon on Tuesday 20th August 2024** via email to Jack Mouldsdale: jack.mouldsdale@brutonknowles.co.uk

VIEWING

Viewings are strictly by prior appointment only with Bruton Knowles.

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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