

# Bishops Cleeve, Cheltenham

Bungalow and Former Sawmills, 49 Station Road, Bishops Cleeve, Gloucestershire, GL52 8HJ

Full Permission for the demolition of existing dwelling and erection of 5 no. dwellings within approx. 0.55 Acres (0.22 Hectares)





# Residential Development Opportunity

Land at 49 Station Road, Bishops Cleeve, Cheltenham



## OVERVIEW

Bruton Knowles have been instructed to market an exciting residential development opportunity with the benefit of Full Planning Permission for 5 no. dwellings in the village of Bishops Cleeve, Cheltenham, Gloucestershire.

- **Full Planning Permission for 5 no. dwellings.**
- **Site Area of approx. 0.55 acres (0.22 ha)**
- **For Sale by Informal Tender.**
- **Unconditional offers to be received by Noon on 28<sup>th</sup> August 2024.**

## LOCATION

The site is located in Bishops Cleeve, a suburb and village near Cheltenham, Gloucestershire. The location benefits from several supermarkets, three schools, a number of public houses and sporting facilities. Cheltenham town centre is located only 4 miles to the south and offers a wide range of amenities and services, including a choice of highly-rated schools, wide range of restaurants, bars, cafes, as well as having a range of employment opportunities.

Bishops Cleeve is well placed for easy access to motorway and other transport links, in particular the A435, A46 and Junctions 9 and 10 of the M5 motorway. Regular bus services operate from Gotherington Lane, approximately 100 yards from the site.

## SITE DESCRIPTION

The site extends to approximately 0.55 acres (0.22 ha) and occupies a prominent corner plot off Station Road and Gotherington Lane in Bishops Cleeve. The site currently comprises a dilapidated 3-bedroom detached bungalow, a steel portal frame workshop associated with the timber yard, of which circa a third is laid to concrete hardstanding.

To the northeastern corner of the site is an overgrown area with some mature trees which runs along the rear of the gardens of the properties fronting onto Milham Road. In terms of topography, the site is predominantly level, however there is a slight fall from north to south as illustrated on the site survey.

Existing access to the site is provided via two gateways off Gotherington Lane and Station Road, both of which are proposed to be utilised as access points for the new development. As noted on site, we are aware of the existing electricity substation to the north of the site which has its own access from Gotherington Lane.

## PLANNING

The subject site is located within the planning jurisdiction of Tewkesbury Borough Council. The approved application is detailed below:

- **21/01383/FUL** – Demolition of existing dwelling and erection of five dwellings. *The application was permitted on the 10th May 2022, subject to 17 no. Conditions.*

Condition 1 of the Planning Permission states that "The works hereby permitted shall be begun before the expiration of five years from the date of this consent." Therefore, the expiry date of this permission will be in May 2027.

### Conservation Area

Approximately half of the site fronting Station Road, including the existing bungalow and access from Station Road is located within the Bishops Cleeve Conservation Area.

## PROPOSED SCHEME

The consented scheme proposes the demolition of the existing dwelling and the erection of 5 no. dwellings. As illustrated on the PL-11 Rev H Block Plan (Proposed) February 2022, the redevelopment of the site will comprise 4 no. new semi-detached dwellings and the replacement of the existing bungalow with a one and a half-storey detached house.

The site currently benefits from two vehicular access points. The 4-bedroom detached house will benefit from gated access directly off Station Road which leads to a double carport whereby the existing link will be stopped-up. The 4 no. semi-detached dwellings will be accessed separately via Gotherington Lane in the northwestern corner of the site, each of which benefits from 2 no. car parking spaces plus 2 no. visitor spaces to be shared by all.

Where the site falls within the Conservation Area, the existing stone wall will be retained and made good where required. A section of the wall along Gotherington Lane will be rebuilt behind the existing wall to improve visibility at the proposed access for the semi-detached residences.

A communal bin enclosure is proposed for the semi-detached dwellings abutting the existing electricity sub-station on the northern boundary. This will be enclosed by featheredged fence panels and double gates.

## SERVICES

We assume that the site is connected to mains electricity, sewerage and water, however, have not carried out any tests in this regard. We assume that there are no services crossing the site (other than the electricity cables mentioned) which would bring rise to abnormal construction or diversion costs. Please note that the workshop benefits from three-phase electricity.

## COMMUNITY INFRASTRUCTURE LEVY (CIL)

As per the CIL Liability Notice, dated 23<sup>rd</sup> August 2022, the total indexed CIL liability for this scheme is £41,369,26.

## VAT

We understand that VAT will not be applicable on the sale.

## LEGAL INFORMATION

The site is offered Freehold with Vacant Possession. A Legal Undertaking of **£5,000 + VAT** will be required for the Vendor's Legal Costs.

The subject site is registered under the Freehold Title GR387665.

## METHOD OF SALE

The site is offered for sale by way of Informal Tender Unconditional offers are invited. Bids should be in accordance with the 'Financial Proposal Form' contained within the Data Room and are to be submitted prior to **Noon on 28<sup>th</sup> August 2024** and received by Jack Mouldsdale: [jack.mouldsdale@brutonknowles.co.uk](mailto:jack.mouldsdale@brutonknowles.co.uk)

## DATA ROOM

A 'Data Room' has been prepared that provides detailed information on the site. Access is provided upon request. Please email Jack Mouldsdale:

[Jack.mouldsdale@brutonknowles.co.uk](mailto:Jack.mouldsdale@brutonknowles.co.uk)

## VIEWINGS

Viewings are strictly by appointment only via Bruton Knowles on set viewing days.

## 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.

# Approved Layout Plan

Land at 49 Station Road, Bishops Cleeve, Cheltenham







Station Road 

*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 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.