



DEVELOPMENT OPPORTUNITY

Fortitude, Birdlip Hill, Witcombe, Cheltenham, GL3 4SN

BK Bruton Knowles

KE[™]
KINGSLEY
EVANS

Development Opportunity

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OVERVIEW

Bruton Knowles and Kingsley Evans have been formally instructed to market a unique opportunity to acquire a site with planning permission for both an exciting business opportunity and the erection of a large, detached home located on the fringe of the Cotswolds Area of Outstanding Natural Beauty.

In summary:

- Full planning permission granted for a large, detached home extending to 7,430sq ft
- Planning permission granted for 10 no. log cabins with associated sports facilities, proprietors' accommodation and new access
- Site area of approx. 7.7 acres (3.12ha)
- Guide Price £1.65million

LOCATION

Fortitude is set in an elevated position on Birdlip Hill, on the fringe of the Cotswold Area of Outstanding Natural Beauty with rural views extending to the north and west. The site is accessed via a private gated entrance off Birdlip Hill, located off Cirencester Road, Little Witcombe. The location is particularly well placed for easy access to motorway and other transport links, in particular the A46, A417 and junction 11A of the M5 motorway.

Cheltenham, only circa 5 miles south of the site is regarded as an educational centre of excellence, home to highly rated state schools and a number of prestigious private schools including The Cheltenham Ladies' College, Dean Close and Cheltenham College. Cheltenham is renowned for its vibrant cultural life, with a wide variety of restaurants, bars and cafes. Cheltenham offers independent high-end and high street shopping and is also host to world-famous horse races and festivals.

DESCRIPTION

The property comprises two adjacent fields formerly in agricultural use, totalling 7.7 acres (3.12ha). The site has an historic planning consent for the construction of 10 holiday lodges, associated leisure facilities, proprietor's accommodation and access. The consented development was commenced on the northern field approximately 10 years ago with the construction of one of the lodges.

In addition to the road works and lodge, electricity, water and drainage services have been installed and a landscaped pond has been created towards the northwestern corner of the site.

The majority of the site is laid to grass. An electric substation is positioned to the northeastern boundary and an electricity line crosses the south eastern portion of the site on timber posts.

The southern field is predominantly grazing land with an area of hardstanding towards the northern point of the field. The northern field has a medium gradient, rising to a steep gradient in the southern field. The boundary is generally formed by post and wire agricultural fencing, with timber fencing either side of the entrance gate.

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 relevant planning consents are:

- **98/00097/OUT** – Outline application for the erection of 10 holiday log cabins with associated sports facilities, proprietors accommodation and new access – *Approved 28th April 1998.*
- **98/01092/APP** – Erection of 10 holiday log cabins with associated sports facilities, proprietors accommodation and new access (Reserved Matters) – *Approved 2nd February 1999.*
- **07/00073/FUL** – Retention of Log Cabin as built – *Approved 23rd October 2007.*
- **14/00244/FUL** – Removal of condition 9 of application ref: 98/7589/0097/OUT to allow the leisure/sporting facilities to be used by the general public – *Approved 25th June 2014.*
- **19/01201/FUL** – Demolition of an existing log cabin and the cessation of the extant log cabin development and the erection of a new single dwelling and associated landscaping. Change of use of part of site from lawful residential/holiday curtilage to agriculture/paddock land – *Approved 13th February 2023.*

VAT

VAT will be not be chargeable on the sale.

LEGAL INFORMATION

Each party is to meet their own professional fees. The land is currently progressing through probate matters with solicitors.

VIEWING & FURTHER INFORMATION

The site is to be viewed by appointment only.

GUIDE PRICE

GUIDE PRICE - £1.65million

All offers are to be submitted to Harry Breakwell via email: harry.breakwell@brutonknowles.co.uk

SUBJECT TO CONTRACT

JUNE 2024

Residential Development Opportunity

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PROPOSED SCHEME – 19/01201/FUL

The site benefits from full planning permission for the demolition of the existing log cabin and the cessation of the extant log cabin development and the erection of a new single dwelling with associated landscaping. The permission also grants the change of use of part of the site from lawful residential / holiday curtilage to agricultural / paddock land.

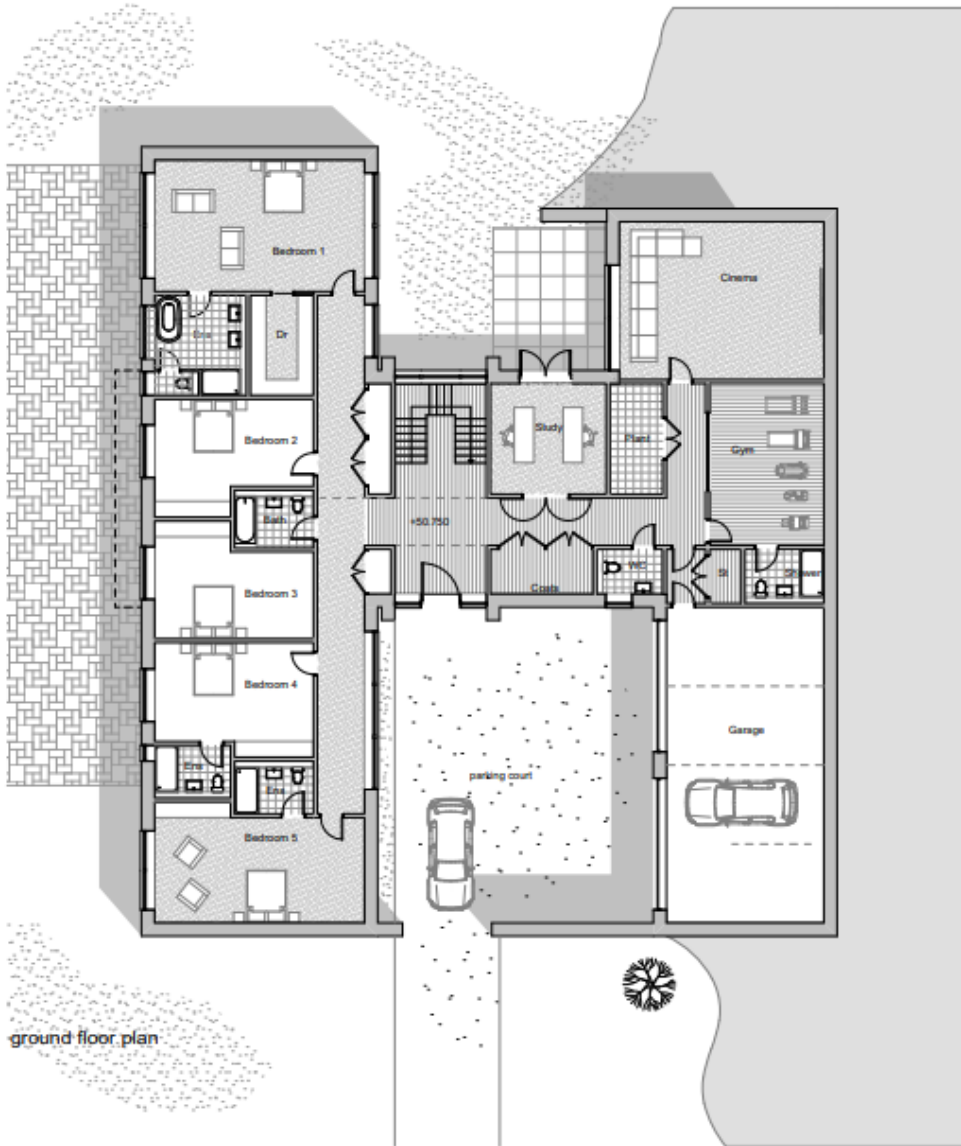
The proposed dwelling is of a modern contemporary design, with a largely open plan layout that interacts with large terraces and outdoor living space, providing a seamless extension to the living space and views of the surrounding landscape. The building is designed with a contemporary aesthetic with the ground floor being laid out around an entrance courtyard providing access to the buildings garage. This 'H' designed layout at ground level maximises windows and natural daylight.

The accommodation comprises a principal bedroom and 4 further bedrooms positioned on the ground floor of the property in addition to a study, cinema room, plant room, gym, WC and shower room, and an integral garage. To the first floor is an open plan kitchen dining space with an incorporated pantry, a large living room and a WC. The Gross Internal area of the accommodation extends to a total of 7,430 sq ft.

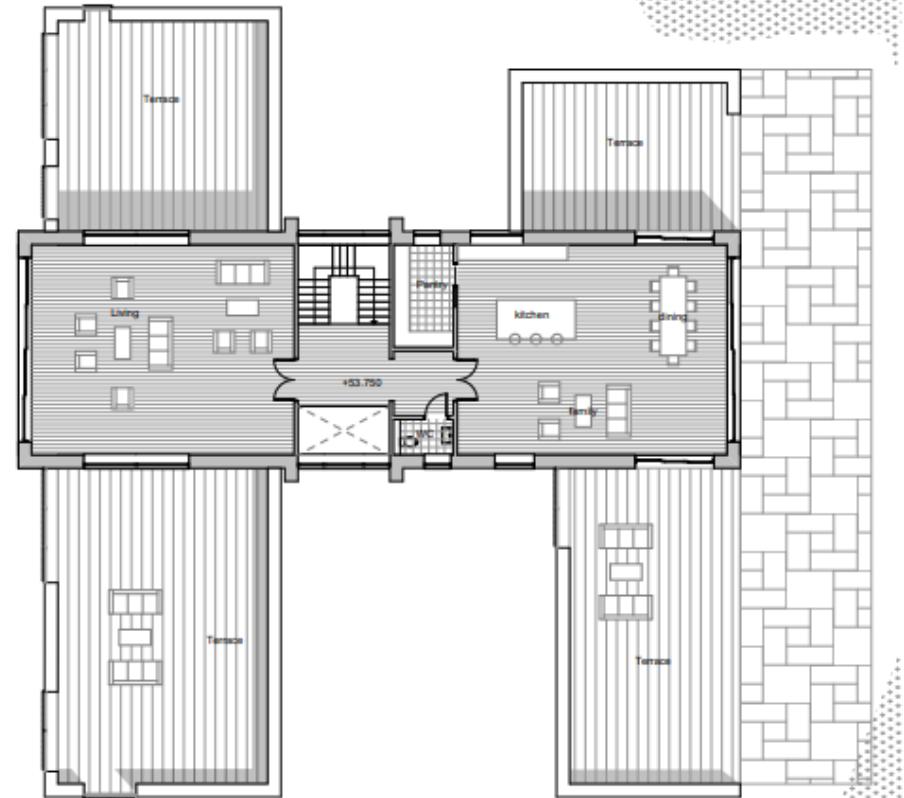
Externally there are four terraces, two accessed via the kitchen/dining room and two accessed from the living room. The property will benefit from extensive landscaped grounds comprising mature vegetation, newly planted native trees, wildflower meadows, orchards and a pond.



PROPOSED FLOORPLAN



ground floor plan



first floor plan

Scale bar 1:100

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.

Unique Business Opportunity

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PROPOSED SCHEME

The consented development comprises three types of holiday lodges: 4 no. Type 20 lodges (single storey, 2 bed), 3no. Type 21 lodges (1 ½ storey 2/3 bed lodges) and 3no. Type 22 lodges (single storey, 3 bed). The consented scheme also comprises a further block providing proprietors accommodation and leisure facilities. The accommodation would provide a kitchen, store, dining room, lounge, reception, study, office, bathroom, sauna and a WC on the ground floor and four bedrooms, bathroom, two stores and a balcony on the first floor.

The leisure facilities would comprise a reception, store, office, gym room, sauna, showers, changing rooms, toilet facilities and an indoor swimming pool measuring 5.5m x 7m with a viewing area. The accommodation and leisure facilities would be linked by a double garage and tractor maintenance/ storeroom.

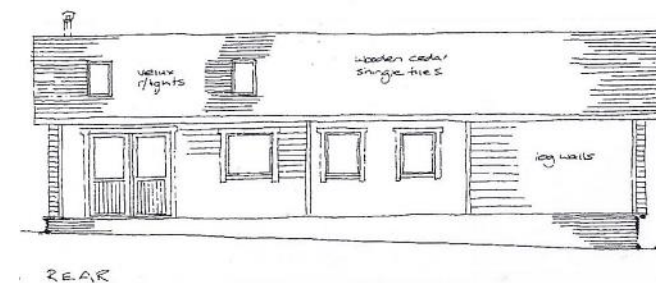
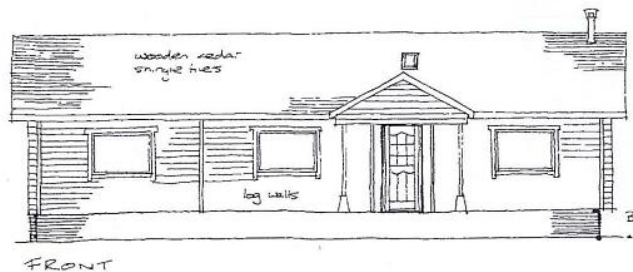
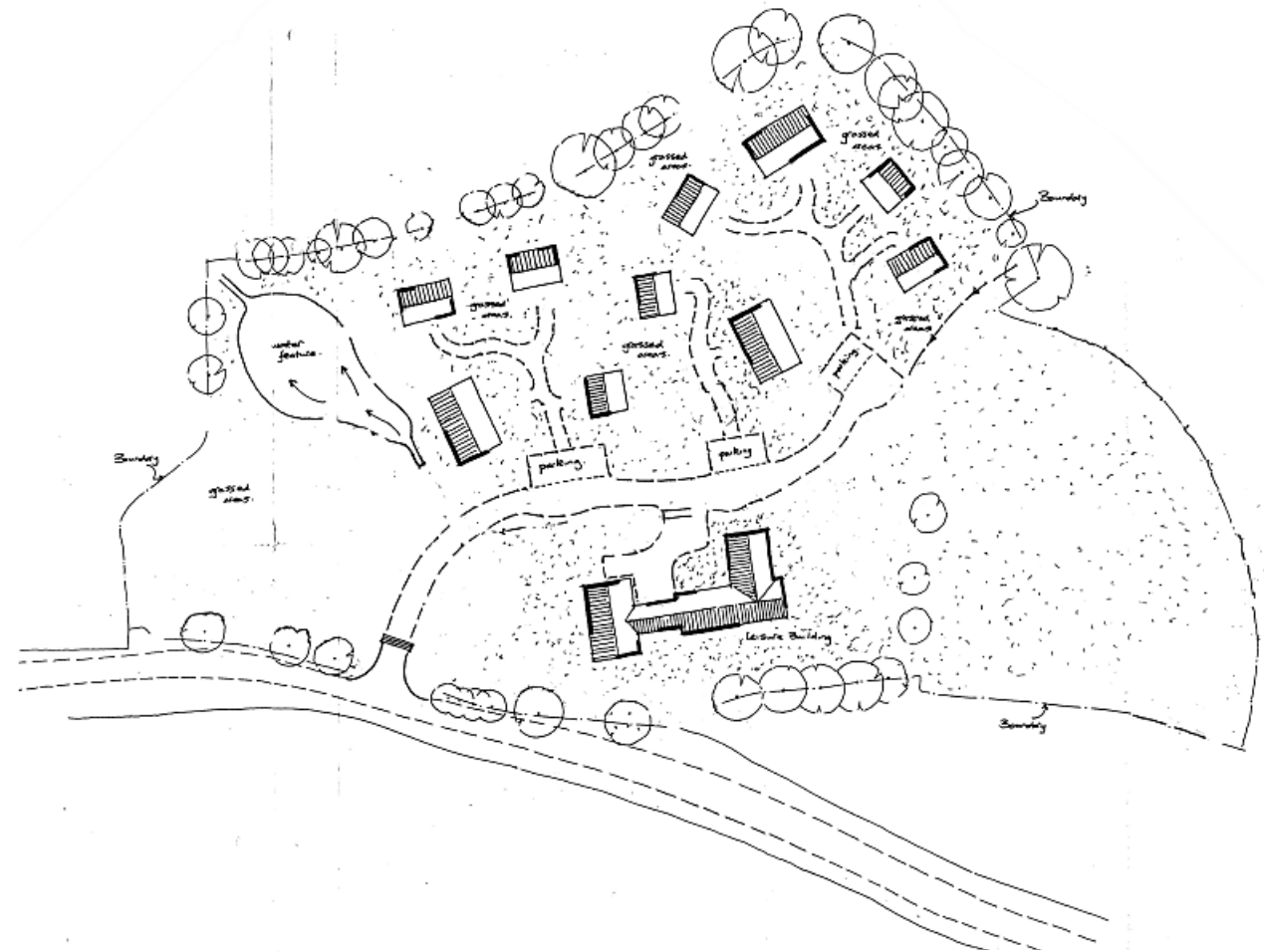
This permission has been implemented following the construction of one of the log cabins on the site. Although the remaining log cabins and associated leisure facilities have not been built to date the permission is considered to be extant.

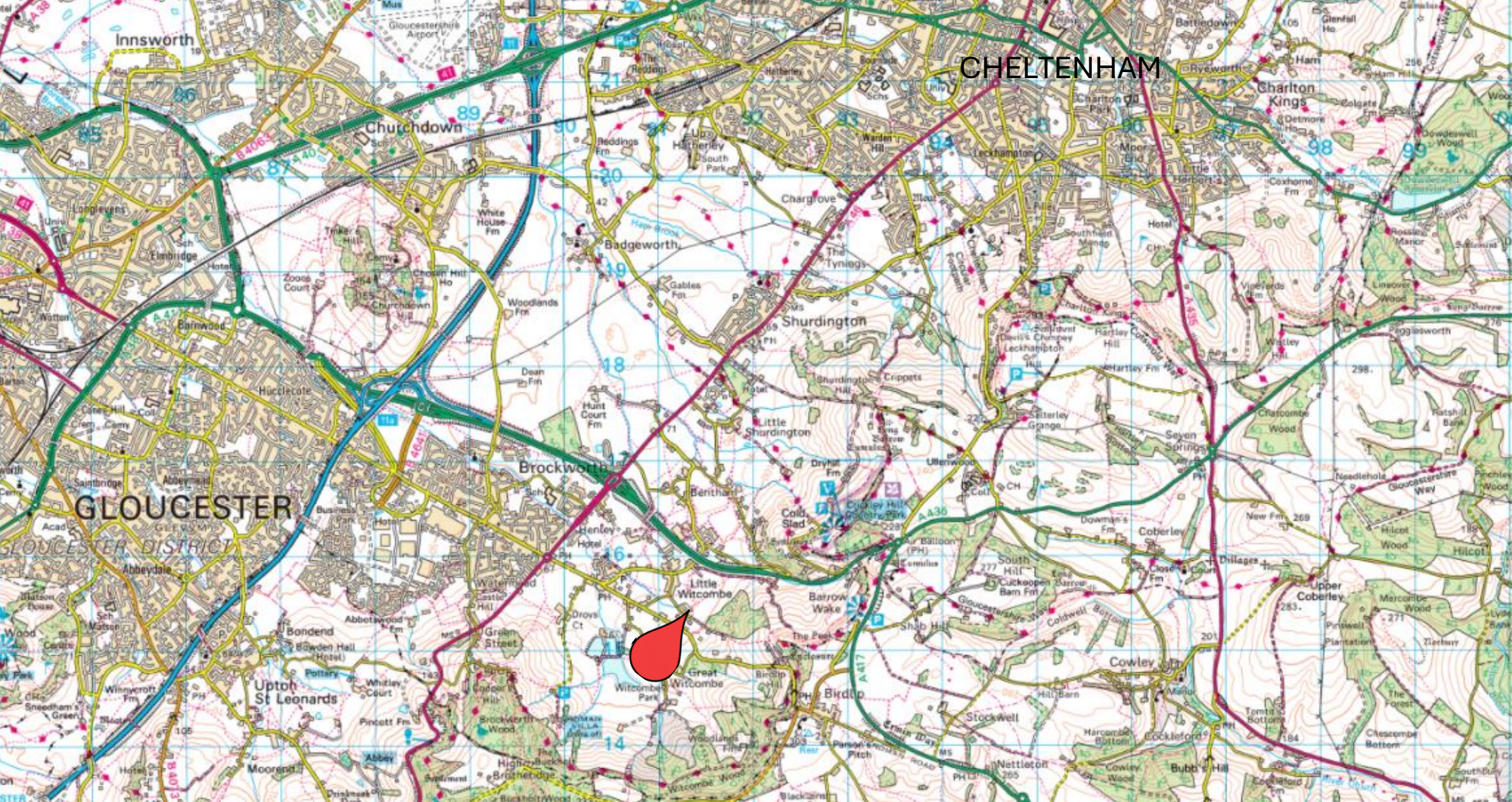
PROPOSED ACCOMMODATION

Accommodation Type	No. of bedrooms	Gross Internal Area (Sq M)	Gross Internal Area (Sq ft)
Type F20 Lodge	2 bed	57.99	624
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Type F21	2/3 bed	62.88	677
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Type F22	3 bed	115.85	1,247
Type F22	3 bed	115.85	1,247
Type F22	3 bed	115.85	1,247
Proprietors Accom / Leisure	4 bed	505.31	5,439
Total		1,273.46	13,707

EXISTING ACCOMMODATION

Accommodation Type	No. of bedrooms	Gross Internal Area (Sq M)	Gross Internal Area (Sq ft)
Type F22 Lodge	3 bed	115.85	1,247
Total		115.85	1,247





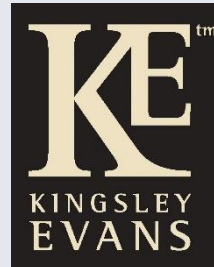
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