

Land with Consent for Residential Development

Land at 116 Prestbury Road, Cheltenham, GL52 2DP

Full Planning Permission for 2 no. 3-Bedroom Semi-Detached Dwellings and 3 no. 2-Bedroom Apartments



Residential Development Scheme

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LOCATION

The site is located in an established residential area of Cheltenham on a prominent roadside location with vehicular access off the B4632 Prestbury Road. The area benefits from a broad range of facilities within a short walk, including retail, open space and sporting facilities. The site itself benefits from an existing convenience store.

The site is well connected, benefitting from a number of frequent bus services on Prestbury Road, which connects the immediate area to the town centre and surrounding areas of Cheltenham. The site is also within walking distance from the centre, approximately an 8-minute walk. Cheltenham Spa Railway Station lies some 2 miles to the south west of the site, providing regular services to Gloucester, Cardiff Central, Birmingham and Swindon.

EXISTING PROPERTY

The subject site forms part of the Freehold Title GR413331 and comprises land associated with 116 Prestbury Road, a convenience store 'SimplyFresh' which includes an area used as car parking and a disused, over-grown area immediately to the rear of the shop. The surrounding area is mixed use, with commercial and residential properties, consisting of predominantly terraced housing.

- **Site Area** – 0.35 Acres (Approx)

PROPOSED SCHEME

The proposed residential scheme comprises 2 no. 2-storey, 3-bedroom semi-detached dwellings and 3 no. 2-bedroom apartments. The consented site extends to approximately 0.35 acres (0.14 ha) and will allow for 18 no. car parking spaces allocated as per the following; 4 no. for the houses, 3 no. for the apartments, 9 no. for the store and 2 no. for additional visitor parking. Externally there is to be a cycle and bin store and two areas of private amenity space.

Vehicular access to the scheme is via Prestbury Road.

PLANNING

The Local Planning Authority is Cheltenham Borough Council. The site benefits from Full Planning permission for 3 no. apartments and 2 no. houses as outlined below:

21/02453/FUL – The construction of 3no. 2-bed flats and 2no. 3-bed dwellings on the land surrounding the existing SimplyFresh store. *Approved 27th January 2022.*

Schedule of Accommodation (approx. GIA):

- **Flat 1** – 2B3P – 61 sq.m. (657 sq.ft.) - GF
- **Flat 2** – 2B3P – 61 sq.m. (657 sq.ft.) - FF
- **Flat 3** – 2B3P – 61 sq.m. (657 sq.ft.) – SF
- **House 1** – 3B5P – 76 sq.m. (818 sq.ft.)
- **House 2** – 3B5P – 76 sq.m. (818 sq.ft.)

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The subject scheme is subject to a Community Infrastructure Levy (CIL) payment of £48,037.31 upon commencement of development of the planning permission, 21/02453/FUL. A copy of the CIL liability is included within the 'data pack'.

RIGHT OF LIGHT

The Vendor has been notified of a potential Right to Light issue with the proposed scheme. Details of this are available within the 'data pack'.

SERVICES

We understand that mains services are available for connection within the vicinity. Purchasers should satisfy themselves as to services, we have not carried out any tests in this regard.

VAT

VAT will not be chargeable on the purchase price.

TENURE

The site is offered Freehold with Vacant Possession.

GUIDE PRICE

Offers are invited in excess of £450,000 on an unconditional basis.

LEGAL

Each party to bear their own legal costs incurred in the transaction.

METHOD OF SALE

The site is offered for sale by Informal Tender (sealed bids), with offers to be submitted to **Jack Mouldsdale** by email: jack.mouldsdale@brutonknowles.co.uk and are to be received by Noon **Wednesday 26th October 2022.**

A Tender Form is available upon request.

FURTHER INFORMATION

A data link has been prepared that provides further planning documents and information on method of sale.

Please email: jack.mouldsdale@brutonknowles.co.uk for further information.

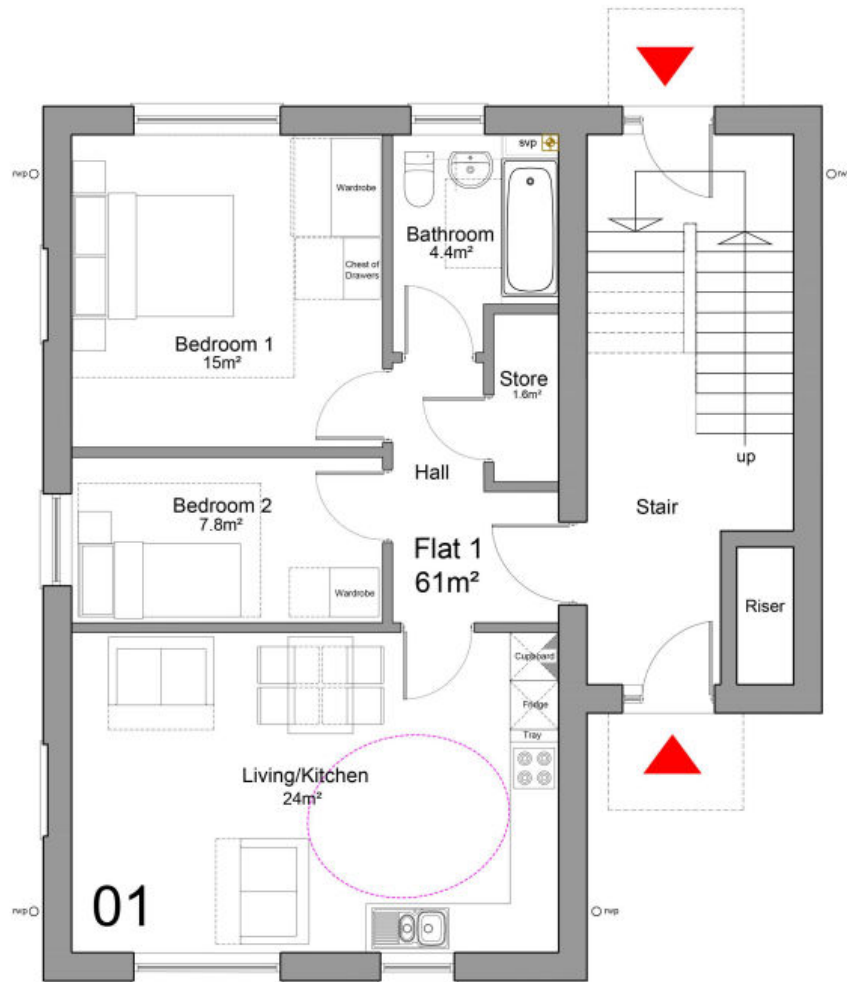
VIEWING

Viewing of the site is available via the car park of the existing SimplyFresh store.

SUBJECT TO CONTRACT - SEPTEMBER 2022

Plans for 2-Bedroom Apartments

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Ground Floor Plan - scale 1:200



First Floor Plan - scale 1:200



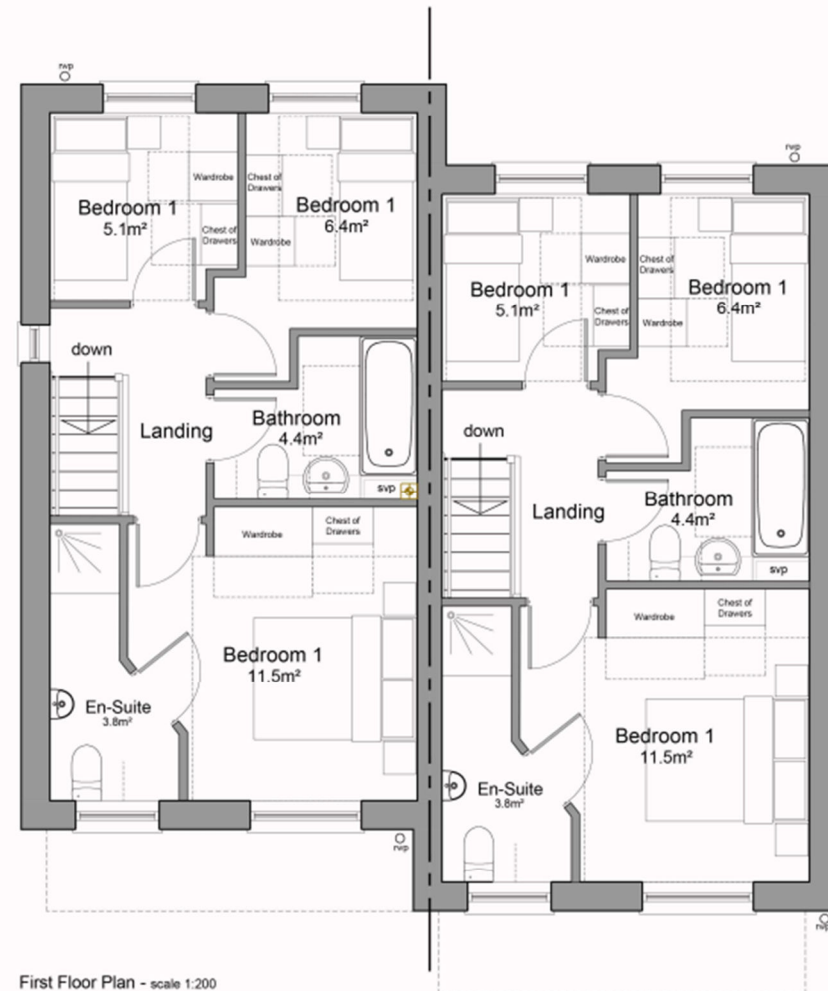
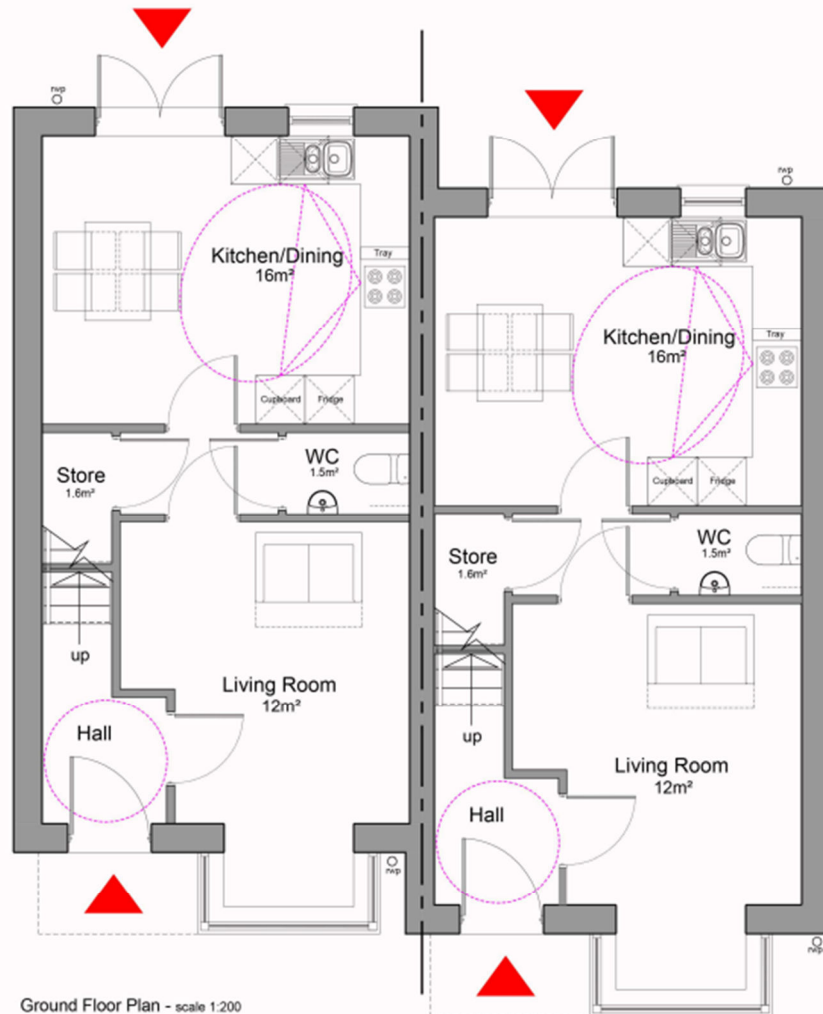
Second Floor Plan - scale 1:200

**Please note that these plans are not to scale*

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.

Plans for 3-Bedroom Houses

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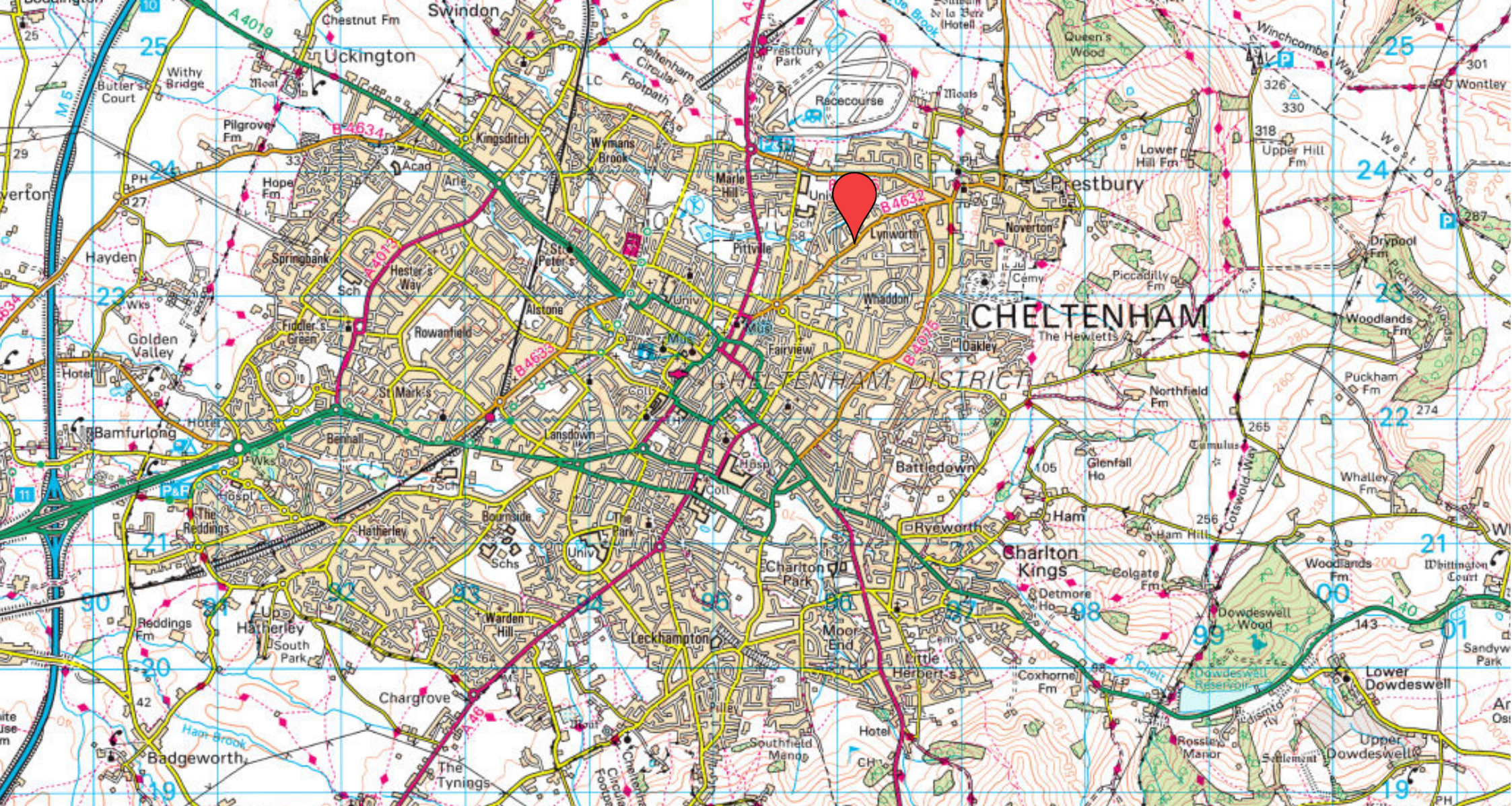
Site Layout Plan

Land at 116 Prestbury Road, Cheltenham, GL52 2DP



Site Layout Plan - scale 1:200

**Please note that these plans are not to scale*



CONTACT

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

Jack Moulds BSc (Hons)
07395 887390
jack.moulds@brutonknowles.co.uk

William Matthews BSc (Hons) MRICS
07841 920434
william.matthews@brutonknowles.co.uk



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