

RESIDENTIAL DEVELOPMENT OPPORTUNITY

BK Bruton Knowles

est.1862

Bishops Cleeve, Cheltenham

Land adjacent to Milham House, Evesham Road, Bishops Cleeve, Cheltenham, Gloucestershire, GL52 8SA

**Lapsed Planning Permission for 2 no. Dwellings within approximately 0.62 Acres (0.25 Hectares)*



Plan is for indicative purposes only.

Residential Development Opportunity

*Lapsed Planning Permission for 2 no. Dwellings



LOCATION

The site is located to the northern edge of the village of Bishops Cleeve, Gloucestershire. The large village lies at the foot of Cleeve Hill, the highest point in the Cotswolds. The village benefits from several independent shops and two large supermarkets. There are also many local businesses, 3 schools and a range of sporting facilities.

A regular bus service is available from Bishops Cleeve, which provides connectivity to the surrounding villages & towns. The A435 that passes through the centre of the village, enables direct access to Cheltenham to the south and the wider Cotswolds region. J9 (north & south) of the M5 motorway is located approximately 6 miles to the north. For further amenities, the Cotswold town of Cheltenham Spa is approximately 3.5 miles to the south, where there are additional restaurants, schools, retail and leisure facilities along with the nearest train station, with connections to London Paddington in approximately 2 hours.

DESCRIPTION

The site itself extends to approximately 0.62 acres (0.25 hectares) comprising a vacant parcel of grassland with fruit trees. The land falls gently from the north towards South Stream which flows along the southern boundary of the site and into which the site currently drains. Beyond the southern boundary is a grass verge which adjoins the Evesham Road. To the eastern edge of the site is a track which forms the access to Millham House, having previously served the land to the north which has now been developed by Kendrick Homes. Set within the site, although not land-locked is Millham House, which is also owned by the landowners and to be sold at a later date. The dwelling is screened from the site by the boundary hedging and walls of the garage. The western boundary abuts the garden to a residential dwelling, marked by an intermittent hedge and fence. Directly to the north of the site is a 26 no. unit scheme by Kendrick Homes, known as 'Horizons'.

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.

The lapsed planning consent is outlined below:

- **15/00417/FUL** - Proposal for 2 no. dwelling houses (Use Class C3) together with associated hard and soft landscaping, drainage and access. *Approved on the 24th of November 2015.*

The site falls within the settlement boundary for Bishops Cleeve as shown on the adopted 'Policies Maps'.

PROPOSED SCHEME

The proposed scheme comprised 2 no. detached 5-bedroom dwellings set back behind the existing dwelling, Millham House, with one having a detached garage and the other having an integral garage. The properties would be accessed via the existing track which would be extended and resurfaced with asphalt. The main facade was to be finished in local limestone with dressed stone surrounds to openings and painted timber windows and doors with the roof finished in slate with painted metal rainwater pipes.

Accommodation Schedule:

Plot	Storeys	Bedrooms	Sq.m. (GIA)	Sq.ft. (GIA)
House Type 1	2	5	242.0	2,605
House Type 2	2	5	221.3	2,382
Total			463.3	4,987

SERVICES

Foul water is to be attenuated to the adopted manhole to the south of the site and surface water attenuated to South Stream, also to the south of the site. A sewer easement runs along the western boundary that serves the development land to the north. It was agreed that any development on the subject site could connect into this apparatus for up to 5 no. units. We recommend purchasers satisfy themselves as to services.

VAT

VAT will be chargeable on the sale.

LEGAL

An abortive legal undertaking will be requested. If the sale progresses as intended each party is to be responsible for its own legal costs. If the purchase is conditional on planning, a non-refundable deposit will be sought. The purchaser is to contribute **£5,000 + VAT** towards Bruton Knowles fee, payable at exchange.

VIEWING & FURTHER INFORMATION

The site is to be viewed by appointment only. A 'Data Room' has been prepared that provides detailed planning and technical information. For access, please email Jack Mouldsdate.

TERMS

The site is offered For Sale by Informal Tender.

Offers are invited on an Unconditional or Conditional 'Subject to Planning' basis.

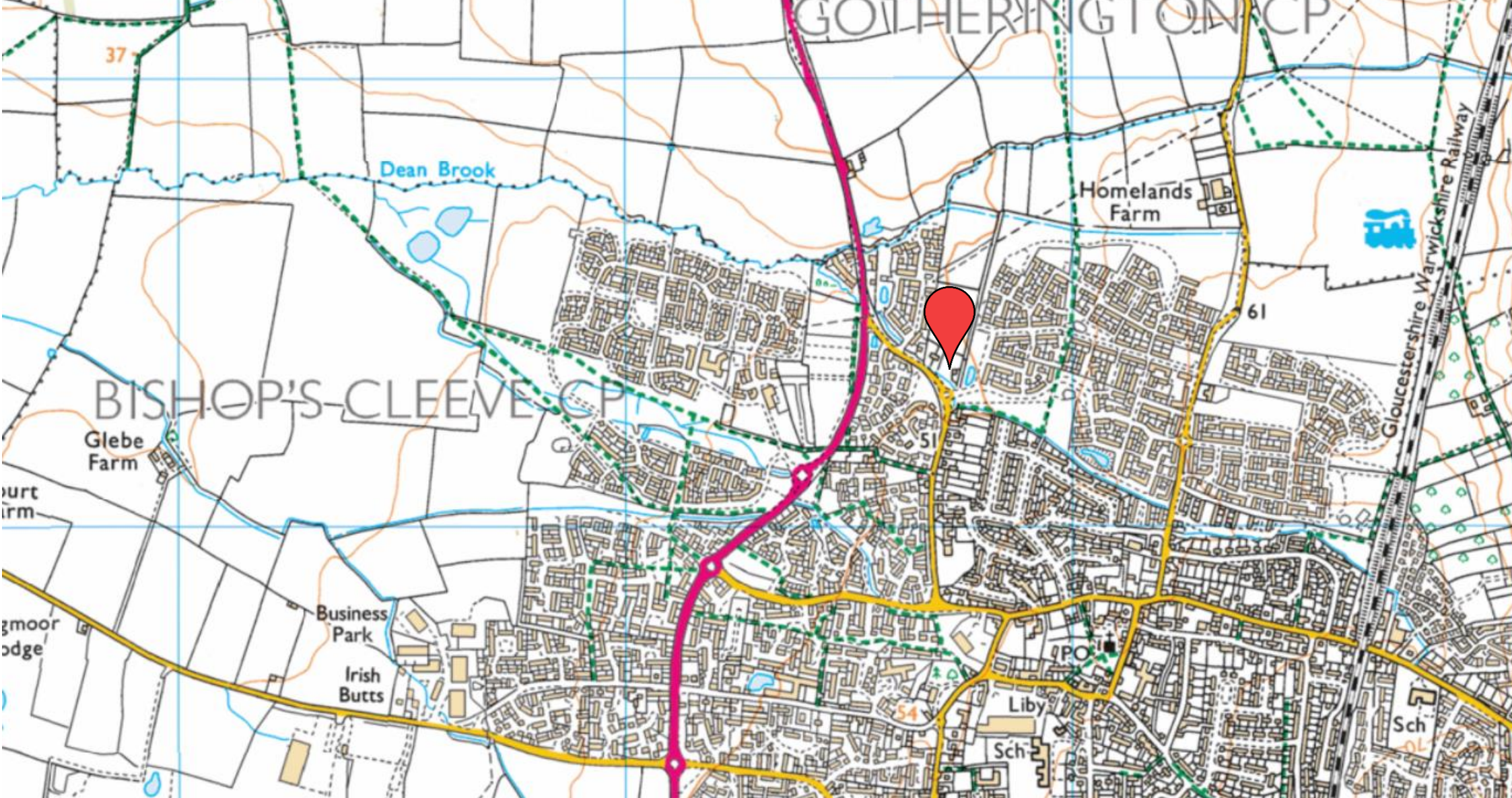
Tenders should be submitted to Harry Breakwell by post or by email to: harry.breakwell@brutonknowles.co.uk

Bids should be in accordance with the 'Financial Proposal Form' contained within the Data Room, and be received by Bruton Knowles prior to **Noon on Tuesday 14th November 2023.**

SUBJECT TO CONTRACT

OCTOBER 2023

Important Notice: Bruton Knowles is not authorised to make or give any representations or 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.



CONTACT

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

Harry Breakwell BSc (Hons) MSc MRICS
07825 842626
harry.breakwell@brutonknowles.co.uk

Jack Mouldsdales BSc (Hons) MRICS
07395 887390
jack.mouldsdales@brutonknowles.co.uk



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.