



TERRACE OF THREE PERIOD FORMER TOWNHOUSES

17, 19 & 21 Berkeley Place, Cheltenham, GL52 6DB

BK Bruton Knowles est. 1862

thp
CHARTERED SURVEYORS

FOR SALE – Terrace of 3 townhouses comprising 18no. apartments

17, 19 & 21 Berkeley Place, Cheltenham, GL52 6DB

Offered with Vacant Possession Throughout. Potential for Refurbishment / Reconfiguration and Individual Sale

LOCATION

The properties are located along Berkeley Place in central Cheltenham, a large spa Town and Borough on the edge of the Cotswolds in the county of Gloucestershire. A short distance to the south is Sandford Park and Sandford Parks Lido. The property is approximately 150 meters east of the High Street. With a population of 117,000 the Town is a progressive centre for employment, drawing on a strong regional catchment. Major employers include GCHQ and the nearby Golden Valley development is the UK's focal point of activity in cyber security.

DESCRIPTION

The three former townhouses are Grade II Listed and form part of two terraces of five properties built c1810, on the east and west side of Hewlett Road. The buildings are ashlar over brick with slate roof and stucco party-wall stacks, wrought iron veranda and balconies, railings and gates. The Berkeley family were prominent landowners and powerful families in Cheltenham, providing the Liberal MP for 60 years during the C19. Originally the houses had formal gardens in front, these now form third-party owned gardens and permit parking.

The buildings are arranged over five stories with basement, ground, first, second and third floors. The former houses have been subdivided historically to provide 19 self-contained apartments (one long leasehold basement unit sold off which is excluded from the sale). Some apartments are arranged such that they extend over the floorplate of two properties. The front basement units benefit from private access, under pavement storage cupboards and lower ground floor rear courtyards. There is a further communal garden with rear gated access. Properties are also accessed via two hallways with service cupboards. The building benefits from attractive period features to include some original doors, wooden shutters and corncicing.

- 10 x 1-beds, 5 x 2-beds and 3 studio apartments.
- Potential for refurbishment or re-configuration (stp)
- Attractive freehold period townhouses

PLANNING APPROVALS

We are advised that the property benefits from established C3 residential use. The Local Planning Authority is Cheltenham Borough Council. The planning portal indicates that the properties were subdivided in 1974 and further works in 1997/1998.

SCHEDULE OF EXISTING ACCOMMODATION (GIA)

Flat / Block	Floor	Beds	Area Sq.Ft	EPC RATING
17, Flat 3	Basement	2 Bed	614	C
19, Flat 2	Basement	2 Bed	678	C
19, Flat 6	Ground	2 Bed	614	C
19, Flat 9	First	1 Bed	452	C
19, Flat 10	First	Studio	312	C
19, Flat 11	First	1 Bed	334	C
19, Flat 14	Second	1 Bed	452	C
19, Flat 15	Second	Studio	312	C
19, Flat 16	Second	1 Bed	334	C
19, Flat 18	Third	1 Bed	452	D
19, Flat 19	Third	Studio	312	E
19, Flat 20	Third	1 Bed	409	D
21, Flat 4	Ground	2 Bed	538	C
21, Flat 5	Ground	1 Bed	538	C
21, Flat 7	Ground	2 Beds	710	D
21, Flat 8	First	1 Bed	TBC	TBC
21, Flat 12	Second	1 Bed	452	C
21, Flat 17	Third	1 Bed	TBC	TBC
1 – Lower G	Leasehold	n/a	Excluded	n/a

The above floor areas are based on EPC measurements at present. Detailed floor plans will be updated in the Information Pack. A schedule of accommodation is also included.

TENURE

The Freehold interest is being offered For Sale with Vacant Possession throughout, apart from one basement Leasehold unit which is excluded and was sold off historically.

Please see the data room for the service charge budget and long leasehold agreement.

SERVICES

The building benefits from mains electricity, gas, water and drainage. An intercom system is linked to apartments. There is a central zoned fire alarm system with touch panel to the communals. No tests have been carried out in this regard. See the information pack.

GUIDE PRICE

£1,350,000. The block is offered For Sale by Informal Tender. Offers are to be received by Noon on Friday 15th December 2023. Offers are to be submitted in the prescribed tender format (copy in the data room) to both joint agents by post or email.

VAT

The property has not been elected for VAT.

LEGAL

Each party is responsible for its own legal costs.

VIEWING & FURTHER INFORMATION

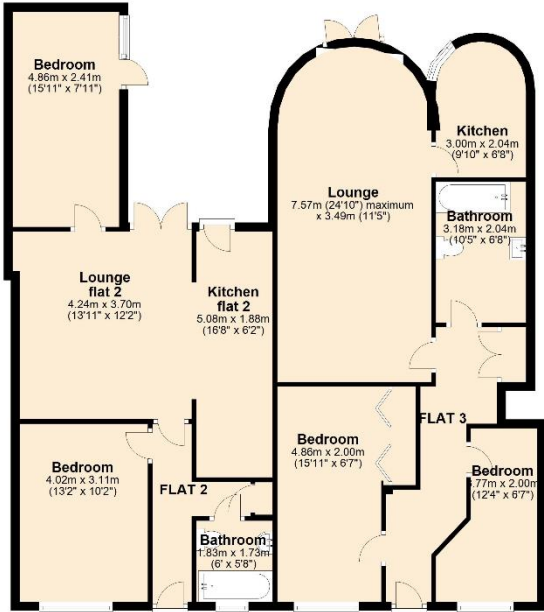
Viewings are strictly by prior arrangement. Set viewing slots will be offered to interested parties. Please contact us for days and times. An online data pack has been prepared containing all relevant documentation and plans. Please contact us for further information.





Basement

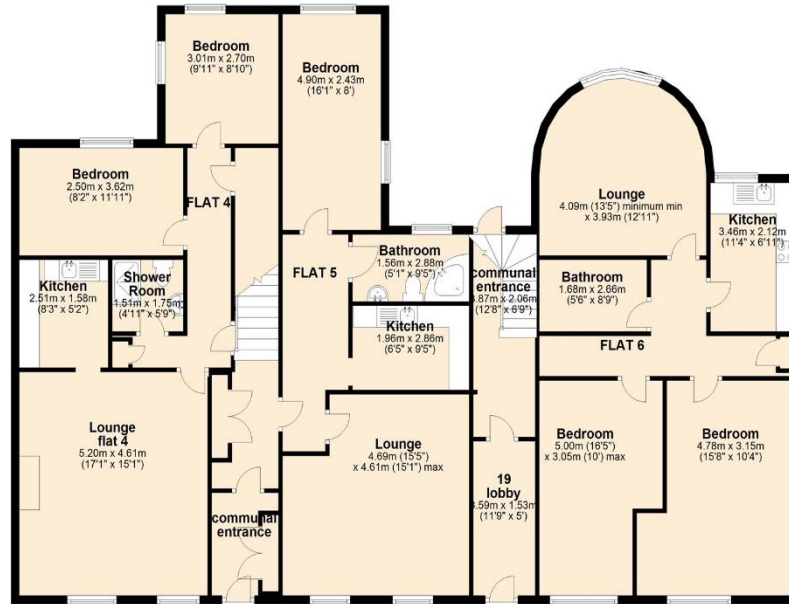
Approx. 132.1 sq. metres (1421.6 sq. feet)



Total area: approx. 132.1 sq. metres (1421.6 sq. feet)

Ground Floor

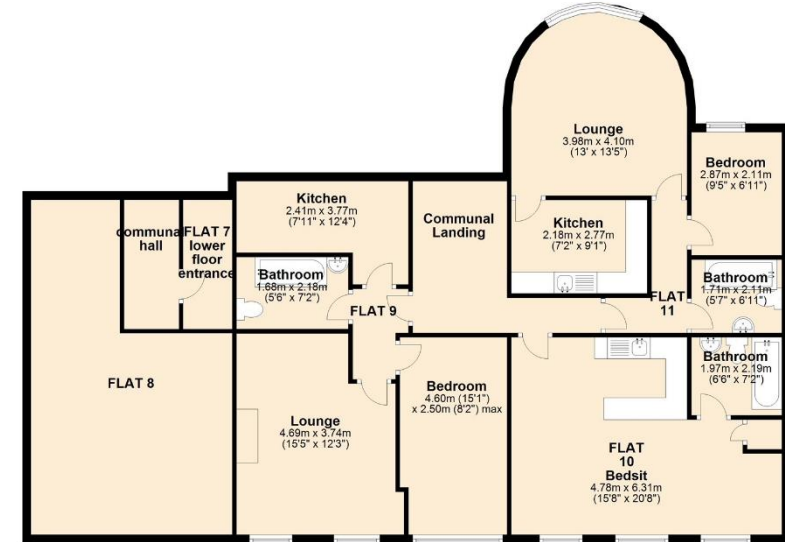
Approx. 205.7 sq. metres (2214.4 sq. feet)



Total area: approx. 205.7 sq. metres (2214.4 sq. feet)

First Floor

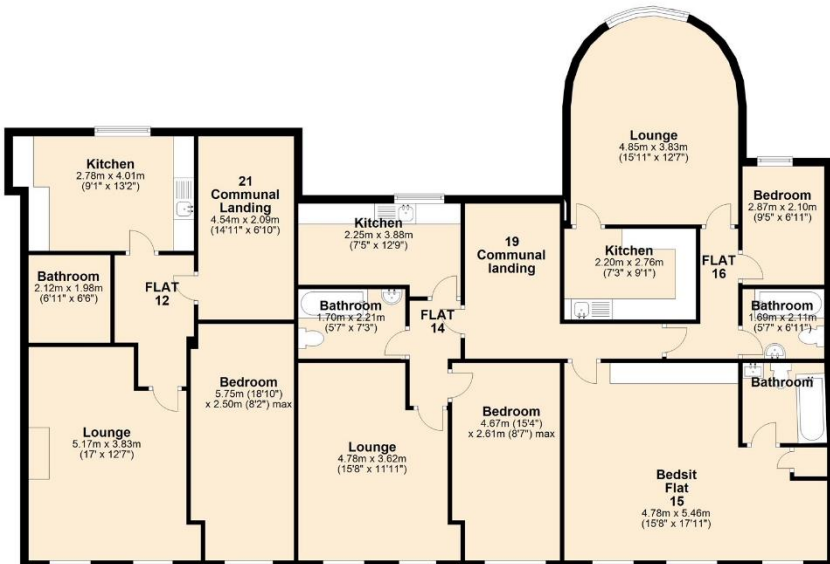
Approx. 159.6 sq. metres (1718.1 sq. feet)



Total area: approx. 159.6 sq. metres (1718.1 sq. feet)

Second Floor

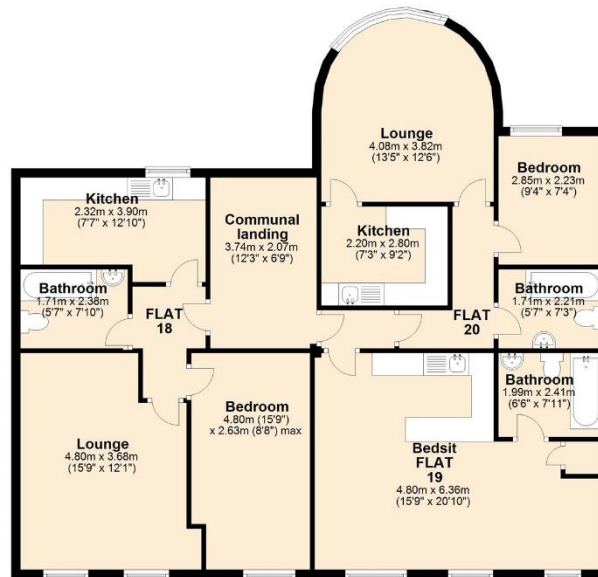
Approx. 196.4 sq. metres (2113.6 sq. feet)



Total area: approx. 196.4 sq. metres (2113.6 sq. feet)

Third Floor

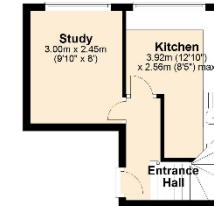
Approx. 124.5 sq. metres (1339.9 sq. feet)



Total area: approx. 124.5 sq. metres (1339.9 sq. feet)

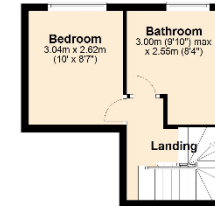
Ground Floor

Approx. 20.9 sq. metres (221.1 sq. feet)



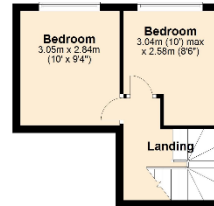
First Floor

Approx. 20.6 sq. metres (224.3 sq. feet)



Second Floor

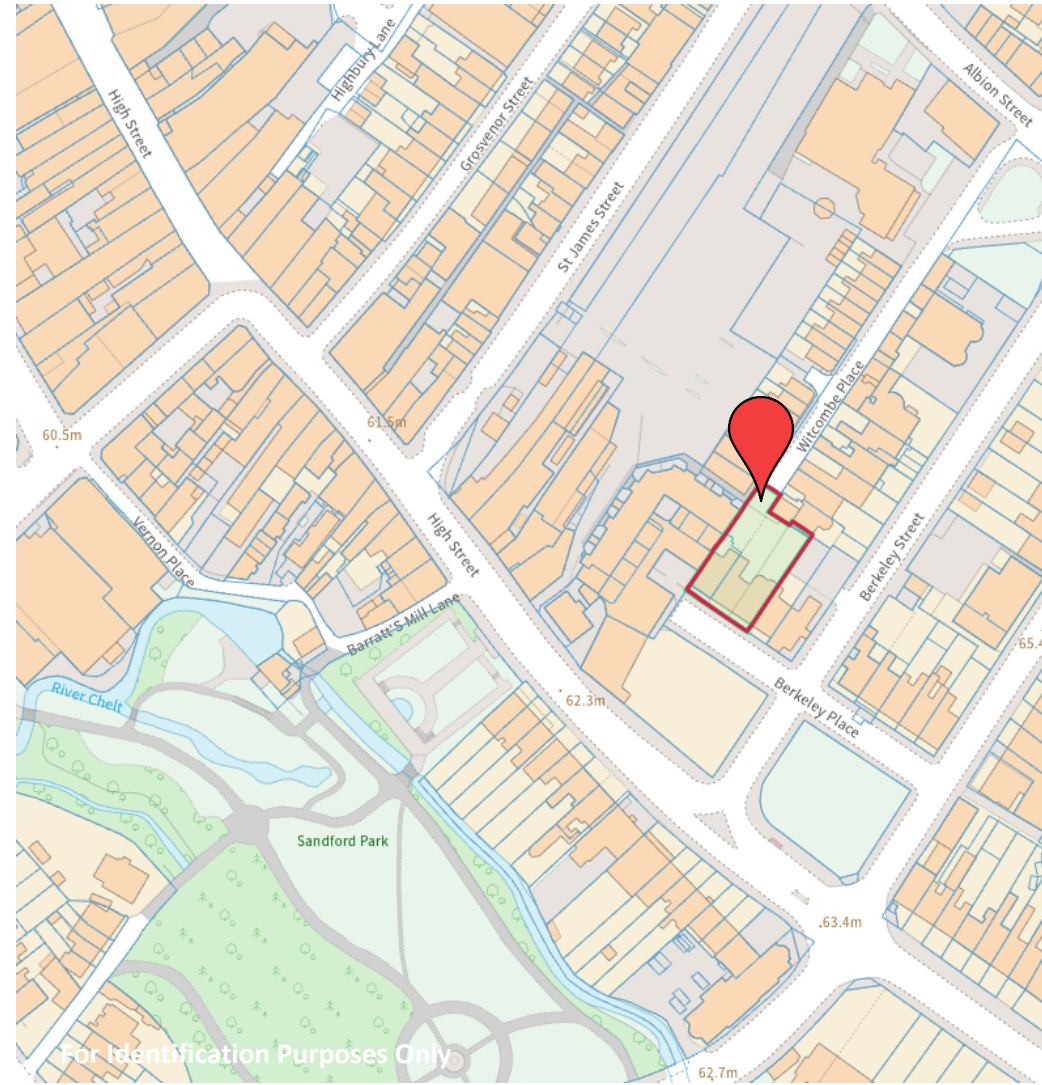
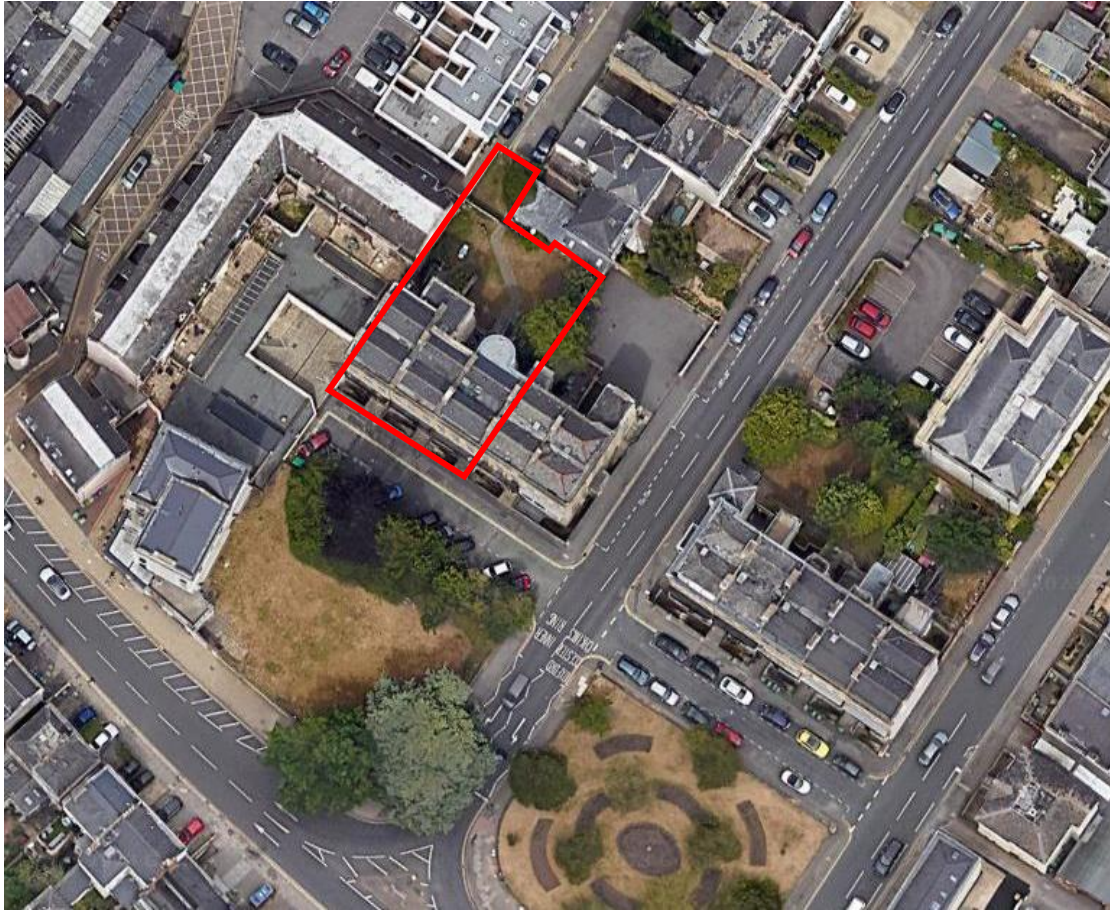
Approx. 21.9 sq. metres (235.2 sq. feet)



Total area: approx. 63.2 sq. metres (680.6 sq. feet)

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.



BK Bruton Knowles

est. 1862

William Matthews BSc (Hons) MRICS
01452 880152
william.matthews@brutonknowles.co.uk

Lauren Gaunt MSc
07500 064202
lauren.gaunt@brutonknowles.co.uk

Bruton Knowles
Olympus House, Olympus Park,
Quedgeley, Gloucester, GL2 4LY
www.bruntonknowles.co.uk



Richard Crabb BSc MRICS
07908 576 332
richard@thponline.co.uk

1 Saddlers Ln, Cheltenham GL50 2UX
thponline.co.uk

Bruton Knowles and THP Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. We assume 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. We have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise



