

# RESIDENTIAL DEVELOPMENT LAND

## Leckhampton, Cheltenham

Land north of Church Road, Leckhampton, Cheltenham, Glos, GL51 3XS

*Full Planning Permission for 30 no. Dwellings within 7.01 Acres (2.84 Hectares)*



*Plan is for indicative purposes only.*

# Residential Development Opportunity

Land north of Church Road, Leckhampton



## OVERVIEW

Bruton Knowles have been instructed to market an exciting residential development opportunity with the benefit of Full Planning Permission for 30 no. dwellings in the village of Leckhampton, Gloucestershire.

### In summary:

- Residential development opportunity on the outskirts of Cheltenham.
- Full Planning Permission for 30 no. dwellings.
- Site Area of approx. 7.01 acres (2.84 ha)
- For Sale by Informal Tender.
- Unconditional offers to be received by Noon on Tuesday 12<sup>th</sup> of December 2023.

## LOCATION

The subject site is located on the south-western edge of the Gloucestershire village of Leckhampton, lying some 2.5 miles south of Cheltenham town centre and some 8 miles east of Gloucester city centre. The site sits to the east of Farm Lane and to the north of Church Road which connects to the A46 providing direct access to central Cheltenham and the A417 (Gloucester and Birdlip).

The site also sits within 4 miles of Junction 11 and 11A of the M5 motorway respectively. There are numerous bus stops along Leckhampton Road to the north east of the site and along the A46 to the north of the site, the closest of which is at the top of Farm Lane/Kidnappers Lane which is around a 15-minute walk. The nearest train station is Cheltenham Spa, some 3 miles north of the site offering regular services to Gloucester, Birmingham, and London. There are a variety of community facilities, shops, and schools within walking distance from the site, including a Nursery, Primary School, High School, surgery, and village hall.

## SITE DESCRIPTION

The site itself extends to approximately 7.01 acres (2.84 hectares) and comprises an irregular shaped parcel of grass and scrub land, with several orchard trees, some of which have Tree Preservation Orders (TPOs). The site is undeveloped, however there are a number of derelict buildings to the west of the site behind the residential property referred to as 'The Berries'. A large section of the northern boundary is defined by existing vegetation beyond which lies a cluster of homes at Leckhampton Court Farm, including the Grade II Listed Leckhampton Farmhouse and Barn.

The eastern boundary is defined by the Hatherley Brook, which borders the designated 'Local Green Space'. The southern boundary is defined by the existing vegetation along Church Road with the western boundary also is defined by existing mature vegetation along Farm Lane, beyond which is the 'Brizen View' Redrow Homes housing development. The site currently benefits from two field access points, one off Church Road and the other off Farm Lane.

The site slopes gradually downhill from the south-western corner to the south east, which steepens along the eastern boundary until it decreases in gradient to Hatherley Brook, of which its corridor sits within Flood Zone 3. There is also a Public Right of Way to the east of the site which provides access to various village facilities.

The subject site is registered under the Freehold Title GR306544 to Redrow Homes Limited.

## PLANNING

The subject site is located within the planning jurisdiction of Cheltenham Borough Council. Planning Policy is covered by the Cheltenham Plan 2011-2031 which was adopted at a full council meeting on the 20<sup>th</sup> July 2020 and also the Joint Core Strategy (JCS), which is soon to be replaced by the new joint strategic plan (CGTSLP), a single plan including strategic policies (which are currently included in the JCS) and local policies (currently included in the individual local plans).

The application that has recently been approved is detailed below:

- **21/02750/FUL** - Residential development of 30 no. dwellings (Class C3); vehicular, pedestrian and cycle access from Church Road; pedestrian and cycle access from Farm Lane; highways improvement works; public open space, landscaping, orchard planting and children's play space; surface water attenuation and other associated works. *The application was refused on the 14<sup>th</sup> December 2022.*

The application was appealed and subsequently allowed, granting planning permission on the 12<sup>th</sup> September 2023 (appeal ref. APP/B1605/W/23/3317851).

## PROPOSED SCHEME

The proposed scheme allows for the erection of 30 no. dwellings, of which 40% will be provided as affordable dwellings. In total, the scheme will provide 12 no. affordable and 18 no. open market dwellings across a gross area of 7.39 acres (2.99 ha), with a net site area of 2.38 acres (0.96 ha).

The layout provides for a low-density development sympathetic to its surroundings, comprising 30 no. dwellings arranged either side of a central spine road. The scheme incorporates various natural features to include orchards, existing boundary vegetation as well as positioning homes sensitively around the site to respect the Tree Protection Areas.

The scheme is to be accessed directly from Church Road through a new singular vehicular access via a simple priority T-junction arrangement. The access will also provide pedestrian and cycle access and will link into the existing footpaths in an easterly direction towards Leckhampton and in a westerly direction towards 'Brizen View'.

There is an existing right of way which has been accommodated within the proposed highway of the site layout, upon which no saleable plots have been located.

The following Open Market Housing Mix is proposed:

House Type	Beds	No.	Sq. ft	Total Sq. ft
3B5P	3	4	1,081	4,324
4B7P	4	2	1,427	2,854
4B8P	4	5	1,555	7,775
5B9P	5	3	1,850	5,550
4B8P	4	4	2,030	8,120
<b>Total</b>		<b>18</b>		<b>28,623</b>

## SERVICES

A utilities search report and service quotes have been obtained and are contained within the data room.

It is understood that there is an existing foul water sewer from "The Berries" (septic tank) currently discharging to a ditch (towards the Hatherley Brook). A formal agreement is being arranged with "The Berries" to connect into the proposed foul water drainage network, as per the Foul Water Drainage Strategy (Plan Ref: M43174 JNP 92 XX DR C 1004).

## COMMUNITY INFRASTRUCTURE LEVY (CIL)

As per Tewkesbury Borough Council's Community Infrastructure Levy Charging Schedule, for 'Generic Sites – Tewkesbury between 11 and 449 dwellings', an indexed CIL rate (Year 2023) of £220.50/sqm will be sought against open market housing.

**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.

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## SECTION 106 CONTRIBUTIONS

The scheme is subject to two signed Section 106 Agreements, one with Gloucestershire County Council and one with Cheltenham Borough Council, both dated 5<sup>th</sup> July 2023.

The Agreement with Cheltenham Borough Council provides for the following pertinent planning obligations and contributions\*:

- **40% Affordable Housing** – 12 no. units (5 no. Social Rent, 3 no. Affordable Rent and 4 First Homes).
- **Monitoring Fee** - £3,450

The Affordable Housing Mix is to be provided as per the below:

House Type	Social Rent	Affordable Rent	First Homes	Total
1B2P Maisonette (50sqm)	2			2
1B2P Maisonette (54sqm)	2			2
2B4P House (77sqm)			2	2
2B4P House (79sqm)		1	1	2
3B5P House (96sqm)		1	1	2
3B6P House (102sqm)		1		1
4B7P House (112sqm)	1			1
<b>Total</b>	<b>5</b>	<b>3</b>	<b>4</b>	<b>12</b>

The Agreement with Gloucestershire County Council provides for the following pertinent planning obligations and contributions\*:

- **Libraries Contribution** - £5,880
- **Primary Education Contribution** - £143,932.25
- **Secondary Education Aged 16-18 years Contribution** - £34,204.50

\*The sums will be subject to indexation.

There is also a Deed of Unilateral Undertaking with Cheltenham Borough Council, dated 10<sup>th</sup> August 2023, with the following pertinent contributions:

- **SAMM Contribution** - £5,790
- **SANG Contribution** - £14,400

Copies of the completed Agreements are provided in the Data Room.

## VAT

TBC by vendor.

## LEGAL INFORMATION

The site is offered Freehold with Vacant Possession. A Legal Undertaking of **£10,000 + VAT** will be required for the Vendor's Legal Costs.

The subject site is registered under the Freehold Title GR306544.

## 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 Tuesday 12<sup>th</sup> December 2023** and received by Harry Breakwell:  
[harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)

## DATA ROOM

A 'Data Room' has been prepared that provides detailed information on planning, services, method of sale, topographical survey, ecology, drainage, drawings and other reports. Access to the Data Room 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. Please confirm by email to Jack Mouldsdale if you wish to view:

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

**SUBJECT TO CONTRACT – NOVEMBER 2023**



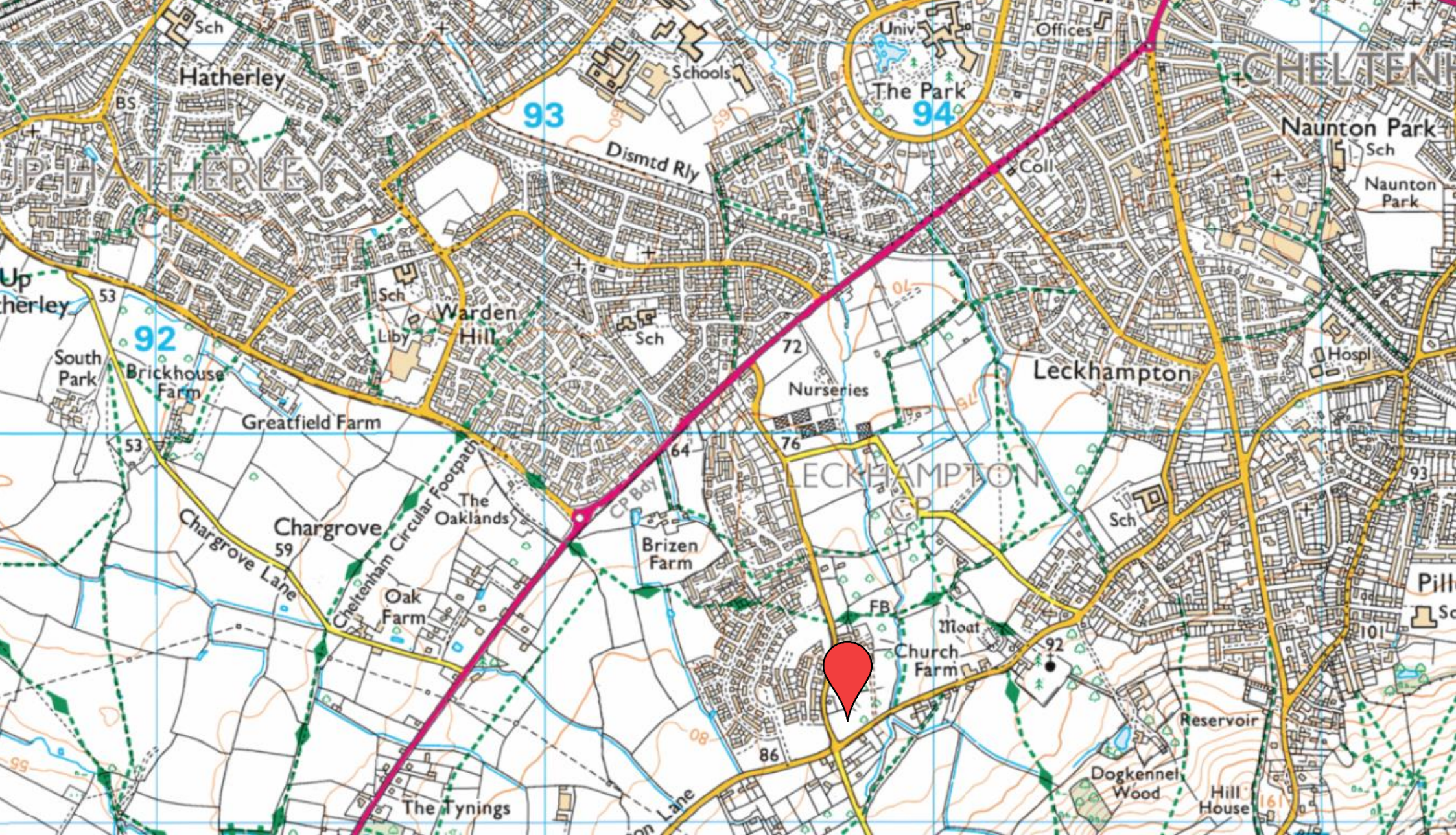
**Regulatory** - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need 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.





Church Road

Farm Lane



## CONTACT

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**BK** Bruton Knowles