

# RESIDENTIAL DEVELOPMENT PLOT

## Shurdington, Cheltenham



Land to the south of Leckhampton Lane, Shurdington, Cheltenham, GL51 4XW

Outline Planning Permission for the construction of 1 no. dwelling within approximately 0.29 acres



Leckhampton Lane

Proposed Dwelling  
(0.29 acres)



# Residential Development Opportunity

Land to the south of Leckhampton Lane, Shurdington, Cheltenham



## SUMMARY

- **Outline Planning Permission with all matters reserved for the construction of 1 no. dwelling**
- **Approximately 0.29 acres**
- **Unconditional offers invited**
- **Bids to be received by Noon on Wednesday 20<sup>th</sup> March 2024**

## LOCATION (GL51 4XW)

The subject site is located off Leckhampton Lane, to the east of the village of Shurdington and approximately 3.1 miles south of the Spa Town of Cheltenham. The site is served by existing vehicular access from Leckhampton Lane, which connects to the A46, providing links to the A417 and Cheltenham Town Centre. Junction 11A of the M5 is situated approximately 4.6 miles away from the site.

Shurdington is classified as a service village and is located on the A46 to the south west of Cheltenham and benefits from a wide array of services to include a primary school, post office, public houses, and a garage. The nearest bus stop is within walking distance of the site, with buses serving Cheltenham, Gloucester and Dursley.

## DESCRIPTION

The area of the title for sale extends to approximately 0.29 acres and comprises a former builders yard which consists of predominantly scrubland. The parcel is irregular in shape and is bounded by existing residential dwellings to the north and west with pastureland abutting the southern and eastern boundaries.

The site is relatively flat in topography and is well contained by existing hedgerows and trees. The site is accessed off Leckhampton Lane via an existing access.

## PLANNING

The site falls within the administrative area of Tewkesbury Borough Council. The subject site benefits from Outline Planning Permission for 1 no. units. The consent is outlined below:

- **23/00781/OUT** - Outline Planning Application for 1 x 4 bed dwelling. *Permitted on the 13th November 2023*

The proposed site plan should be utilised as a base for detailed designs, although with the approval being 'all matters reserved' there is flexibility for the purchaser to encompass their own aspirations. Copies of the site plan are contained within the information pack.

The Purchaser will be responsible for discharging all the planning conditions associated with the Outline Planning Permission (23/00781/OUT).

## COMMUNITY INFRASTRUCTURE LEVY (CIL)

CIL is not applicable to this consent.

## SECTION 106 (S.106)

There is no requirement for affordable housing and there are no S.106 obligations.

## SERVICES

It is understood that mains electricity, water and gas are available for connection within close proximity to the site. The drainage proposal is to connect into the existing foul drainage located on Leckhampton Lane. Please note that we have not carried out any tests as to the availability of services and parties are to make their own enquires in this regard.

## VAT

VAT will not be chargeable on the sale.

## LEGAL INFORMATION

The subject site is registered under the Freehold Title GR349923.

The land is offered Freehold with vacant possession. Each party is to incur their own legal fees in this transaction.

## VIEWING & FURTHER INFORMATION

Walking of the site is by appointment only, however the site can be viewed directly from Leckhampton Lane.

An information pack has been prepared that provides further details on the planning consent. For access, please email Lauren Gaunt – [lauren.gaunt@brutonknowles.co.uk](mailto:lauren.gaunt@brutonknowles.co.uk)

## TERMS

The Freehold of the site is offered For Sale by Informal Tender.

**Unconditional offers are invited.**

**The Guide Price is £250,000**

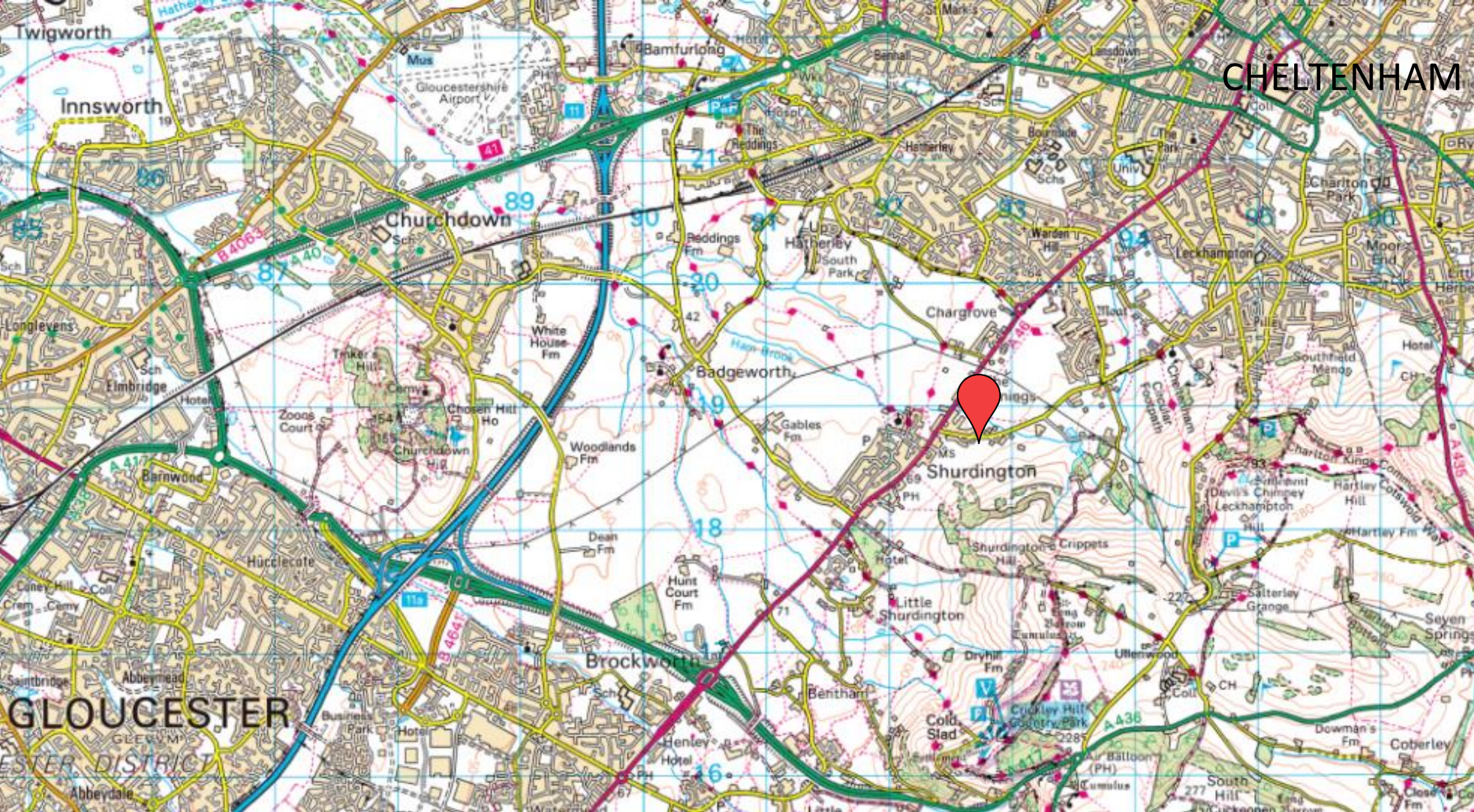
Tenders should be submitted to Lauren Gaunt by email: [lauren.gaunt@brutonknowles.co.uk](mailto:lauren.gaunt@brutonknowles.co.uk)

Bids are to be received prior to **Noon on Wednesday 20<sup>th</sup> March 2024**

**SUBJECT TO CONTRACT – JANUARY 2024**



Not to scale



CHELtenham

GLOUCESTER

Not to scale

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

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**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.