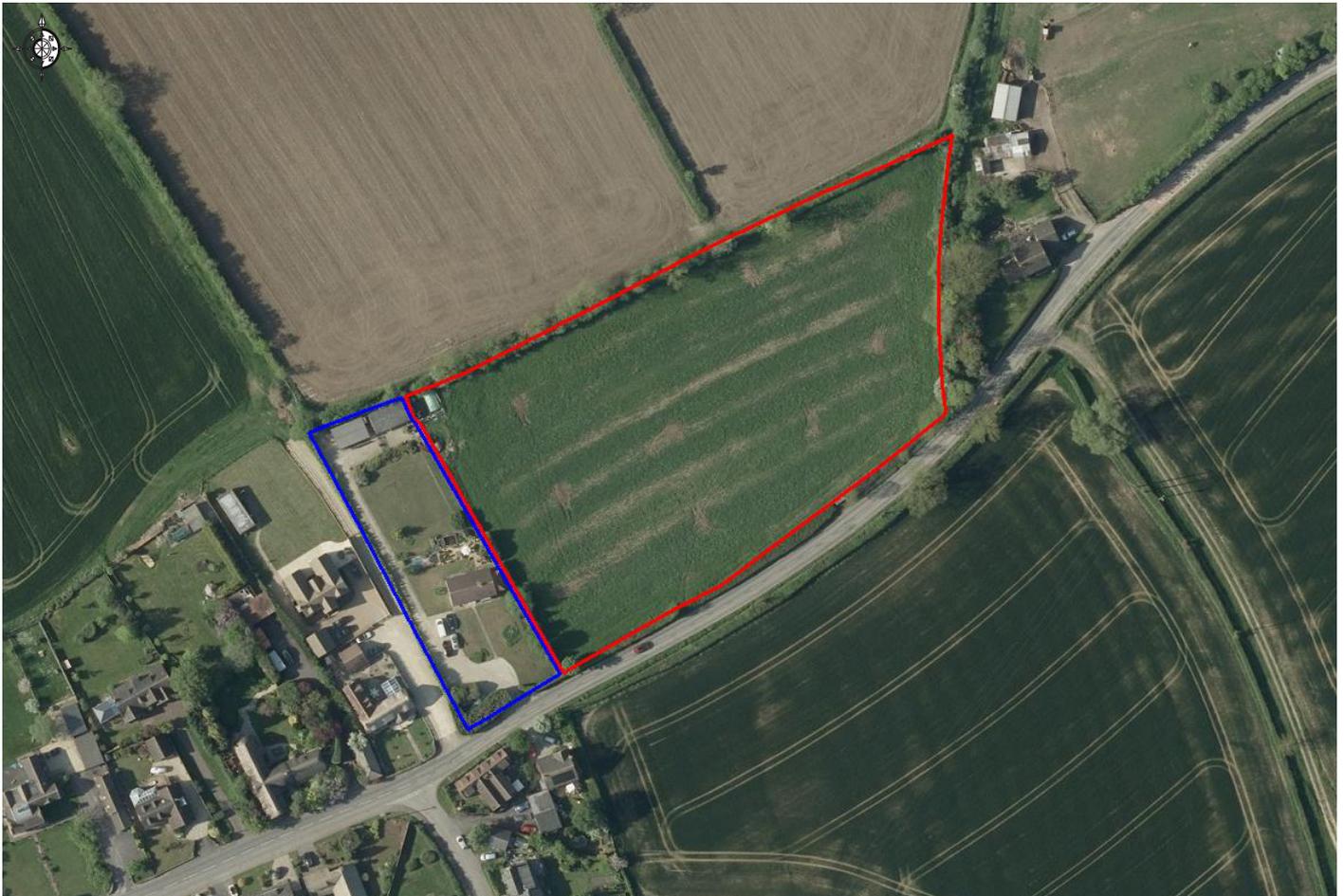


LAND ON THE NORTH SIDE OF GRETTON ROAD

Gotherington, Cheltenham



Key Highlights

- Greenfield development opportunity
- Residential location on the eastern edge of Gotherington
- Site extending to circa 2.91 acres (1.18 Ha)
- Outline planning for up to 10 units approved
- Offers invited

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Situation

The site is located on the eastern edge of Gotherington to the north of Gretton Road. Gotherington is a rural village within Gloucestershire, located approximately 1.5 miles (2.3 km) to the north of Bishops Cleeve and approximately 5.9 miles (9.5 km) north of Cheltenham. Other nearby commercial centres include Tewkesbury, approximately 7.1 miles (11.4 km) to the west, and Gloucester, approximately 13.1 miles (21 km) to the south west. The village facilities include a post office with general store and tea rooms, primary school, village hall, public house, horticultural nursery, garage, playing fields and tennis courts.

Key road links are provided via the A435 running along the western edge of the village and the M5 at Junction 9 (Ashchurch) approximately 4.7 miles (7.5 km) to the west. Train links are also provided at Ashchurch and Cheltenham Spa connecting to Birmingham, Bristol and Swindon for countryside destinations. Stagecoach and Pulhams run bus services from Gotherington to the local towns of Cheltenham and Tewkesbury.

The nearest site postcode is GL52 9QU.

Site Description

The site comprises a roughly rectangular shaped parcel equating to approximately 2.91 acres (1.18 Hectares) or thereabouts, of agricultural land on the edge of

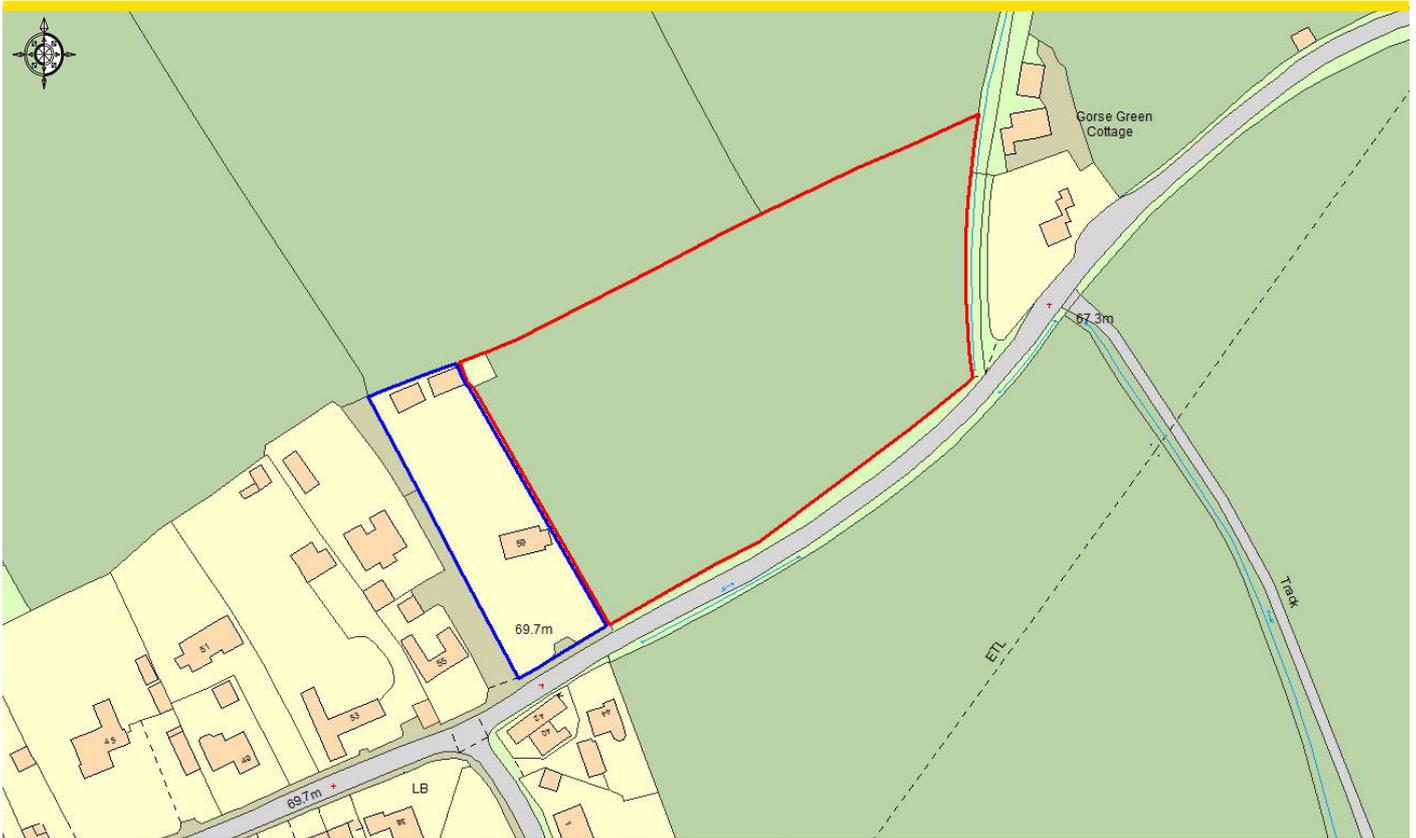
Gotherington. A site plan is attached showing the site boundary, the land within the red line is available and land edged in blue is retained by the clients, equating to approximately 0.65 acres (0.26 Hectares).

The site slopes gently from east to west and is currently agricultural land. The site is bounded to the north and east by a hedge and agricultural land. To the south is Gretton Road and to the west is the existing dwelling and the land retained by the clients.

Planning

The site lies within the administrative boundary of Tewkesbury Borough Council which forms part the Joint Core Strategy covering Cheltenham, Tewkesbury and Gloucester. The planning application was originally proposed for up to 27 units but was later decreased to 10 units.

An outline planning application (16/00336/OUT) for up to 10 houses was granted on 30th of November 2016, with layout, scale, appearance, access and landscaping all reserved. Under a later reserved matters application 17/00922/APP layout only was approved on 17th of January 2018.



Legal

The landholding is offered freehold with vacant possession. Title documentation is available within the detailed information pack.

Services

Interested parties are advised to make their own enquiries to the supply companies with respect to their specific requirements in terms of the ability to connect and confirmation of sufficient capacities.

Viewings

Viewings can be undertaken strictly by appointment only. Please contact the agents for details. Please note that neither the Vendors nor their agents will be responsible for any damage or loss caused to any potential purchasers, their agents or consultants whilst on site.

Offers

The site is being offered for sale as a whole by way of informal tender. The vendor will not be obliged to accept the highest or any other offer. Please refer to the covering letter for supporting information required with any offer.

Technical Pack

A detailed and comprehensive information pack is available upon request via an online data room.

<https://sites.savills.com/gotherington>

The data room contains all available background information relating to planning, title and technical matters.

VAT

We are awaiting confirmation as to whether the clients will be electing to charge VAT on the sale.

Local Authority

Tewkesbury Borough Council
Public Services Centre
Gloucester Road
Tewkesbury
Gloucestershire
GL20 5TT

01684 295010

<https://www.tewkesbury.gov.uk/home>

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Designed and Produced by Savills Marketing: 020 7499 8644 | February 2019

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