

STRATEGIC LAND

Land off Badgeworth Lane, Shurdington, Cheltenham

Site Area: Approximately 26.48 Acres (10.72 Ha)



Badgeworth Lane

A46

Richborough
50-unit
application

Plan is indicative and not to scale

Strategic Land



LOCATION

The site is located on the south western edge of the village of Shurdington, some 3 miles from the centre of Cheltenham (GL51 4UH). Transport links to the area are very good from Badgeworth Lane with the A46 running through the village and providing direct access into Cheltenham. The A417 provides access to Junction 11A of M5 Motorway, north and southbound. Shurdington provides a good level of amenities, including two public houses, sports club, community centre, pre-school, primary school, post office, garage, hotel and business park. Further facilities are located within a close proximity at Up-Hatherley including schools, convenience stores and supermarkets, with Cheltenham offering a much wider range of retail, employment and leisure services.

DESCRIPTION

The sites comprises two parcels of agricultural land which extend to approximately 26.48 acres in total.

The parcel to the north of Badgeworth Lane measures approximately 10.23 acres. An historic agricultural access was provided to the south western corner of the site, although not currently used. Vehicular access is currently obtained from the north western corner across further land to the north, also owned by the landowner. A public right of way traverses the site running along the northern boundary, providing connectivity to Shurdington Primary School to the east. The site is surrounded to the east and west by existing residential development, with Badgeworth Lane abutting the southern boundary.

The parcel to the south of Badgeworth Lane extends to approximately 16.25 acres and comprises two arable fields with a hedgrow dissecting the land. To the north lies Badgeworth Lane, where access is provided. To the east and west lies residential development and to the south further agricultural land. A pedestrian right of way traverses the site along the south western boundary, providing a connection to the cul-de-sac development to the east and then back out onto Badgeworth Lane.

The hatched land in pink is also within the landowner's ownership.

Part of the land is unregistered, however land to the north of Badgeworth Lane, extending to approximately 10.23 acres is registered (Freehold Title No. GR146408).

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 combining councils Cheltenham Borough, Gloucester City Council and Tewkesbury Borough Council have re-committed to preparing a new joint strategic plan (CGTSLP).

It will be a single plan including strategic policies (which are currently included in the JCS) and local policies (currently included in the individual local plans). The two elements are under one plan with a single examination process. The first of two Reg 18 consultations are anticipated to take place later this year.

The site is located in the Cheltenham and Gloucester Green Belt, but not within an Area of Outstanding Natural Beauty (AONB), Conservation Area or an area at risk of flooding. The land lies adjacent to the Settlement Boundary of Shurdington.

TERMS

The site is available for promotion via an Option or Promotion agreement and parties are invited to submit terms as follows:

- Type of agreement
- Percentage - discount/share of proceeds
- Premium payment (s) to landowner
- Term (s) of agreement/Longstop
- Any deductible costs and caps
- Minimum price per gross acre
- Confirmation of payment of landowner's professional fees

Alternatively, the landowner may consider Freehold offers to include uplift terms in the event the land secures planning permission.

Offers should be received by Bruton Knowles by **Noon on Friday 20th October 2023** via email to Harry Breakwell: harry.breakwell@brutonknowles.co.uk

VIEWING

Viewings are strictly by prior appointment only with Bruton Knowles.

SUBJECT TO CONTRACT

SEPTEMBER 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.



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