

## Land at Bishops Cleeve

Land at Haydon, Stoke Orchard Road, Bishops Cleeve, Cheltenham, GL52 7DG

Extending to 11.63 Acres (4.71 Hectares)



# Land at Bishops Cleeve

## LOCATION

The site is located to the western edge of the village of Bishops Cleeve, Gloucestershire. The large village lies at the foot of Cleeve Hill, the highest point in the Cotswolds.

The village benefits from 2 supermarkets and several independent shops. There are also many local businesses, 3 schools and a range of sporting facilities.

A regular bus service is available from Bishops Cleeve, which provides connectivity to the surrounding villages & towns. The A435 that passes through the centre of the village enables direct access to Cheltenham to the south and the wider Cotswolds region. J9 (north & south) of the M5 motorway is located approximately 6 miles to the north.

For further amenities, the Cotswold town of Cheltenham Spa is approximately 3.5 miles to the south, where there are additional restaurants, schools, retail and leisure facilities along with the nearest train station, with connections to London Paddington in approximately 2 hours.

**Cheltenham – 3.5 miles**

**Gloucester – 11.9 miles**

**Tewkesbury – 6 miles**

## DESCRIPTION,

The site consists of a broadly level 11.63 acre parcel of agricultural land with access via an established gateway off Stoke Orchard Road to the south. To the south east of the site lies a bungalow (Haydon) and detached garage.

Agricultural land is under Promotion with Hallam Land adjacent to the western and northern boundaries, with a Spitfire Homes residential development site, comprising 215 units and 6 acres of employment, adjacent to the eastern boundary.

To the north east of the site bordering the promoted and residential land lies Persimmon Homes 'Cleevelands' development.

- Extending to approx. 11.63 Acres
- Good transport links
- Large sustainable village, classified as a Rural Service Centre

## 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 8<sup>th</sup> of June 2022.

Following recent Appeals, Tewkesbury Borough Council cannot demonstrate a 5 Year Housing Land Supply with this being at best 3.39 years supply (Ashchurch appeal decision 12<sup>th</sup> December 2023).

Cheltenham Borough Council, Gloucester City Council and Tewkesbury Borough Council are now producing a strategic and local plan (SLP). The SLP will be provide an overarching planning strategy, with the Regulation 18 consultation due to begin shortly and the preferred options review anticipated to be undertaken in early 2025.

The site is located within flood zone one and therefore has a low probability of flooding. There are no heritage assets in the immediate vicinity of the site. The site is not located within any specific landscape designations.

## VIEWING

The site can be viewed from the agricultural gateway to the south of the site off Stoke Orchard Road, by appointment only.

## TERMS

Option / Promotion agreement terms are invited.  
Please specify the following when submitting a proposal;

- Type of agreement.
- Premium – deductible, but non returnable.
- Duration of term(s).
- Percentage of Market Value/Sales Proceeds to be returned to landowner.
- Whether planning costs are to be deducted
- Minimum price per gross acre.
- Confirmation of landowners legal and agent fees to be met by the Promoter/Developer.
- Your planning strategy.

Bids to be received by **Noon Thursday 22<sup>nd</sup> February 2024.**

Proposals are to be submitted to  
[harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)

**JANUARY 2024**

**SUBJECT TO CONTRACT**



**Hallam Land  
under Promotion**

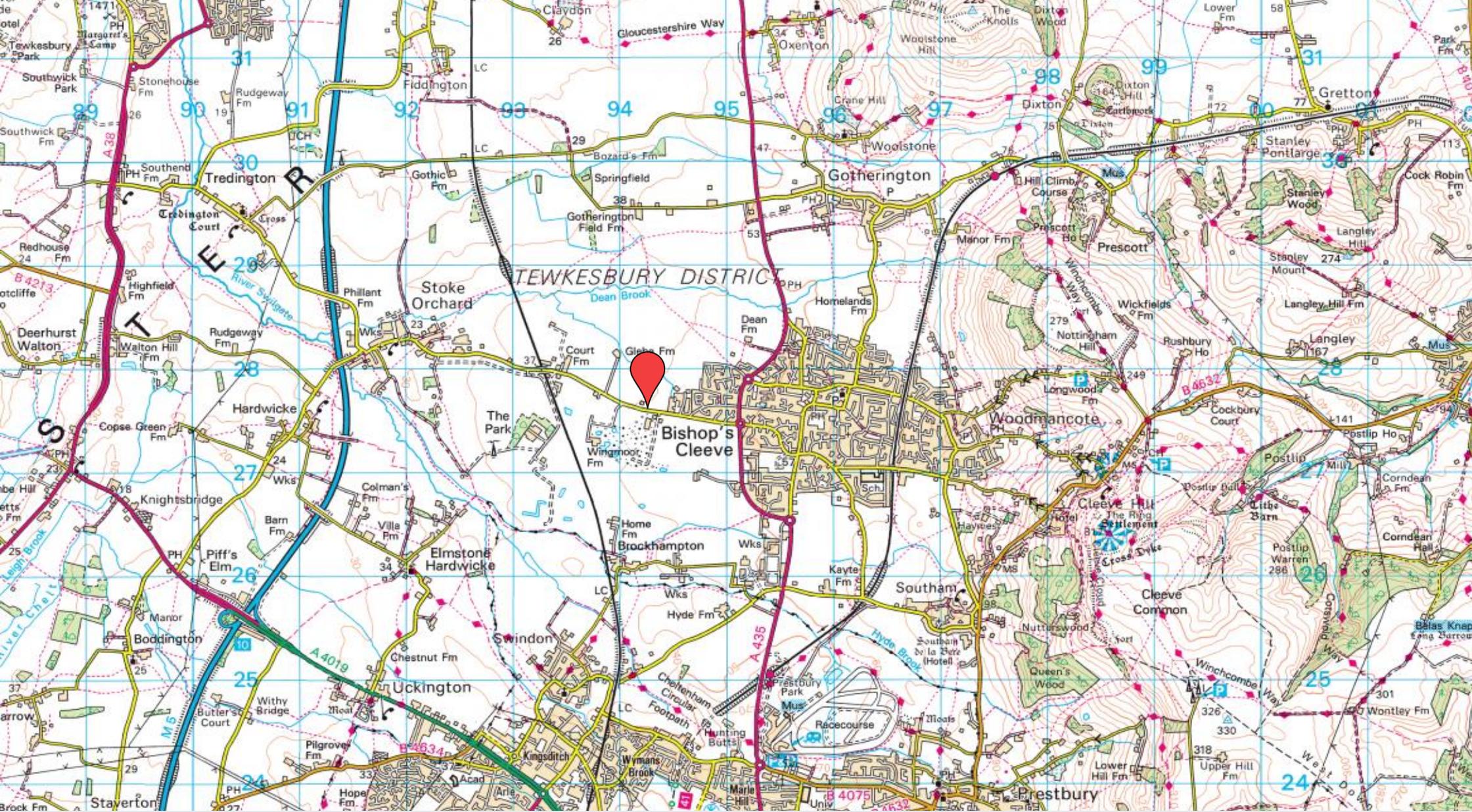
**Residential  
Development -  
Persimmon  
Homes  
Clevelands  
Development**

**Residential  
Development Land  
- 215 units**

**Subject Land**

**6 acres of  
employment  
land**

*Plan is for indicative purposes.*



**CONTACT**

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

**Harry Breakwell BSc (Hons) MSc MRICS**  
07825 842626  
[harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)

**Jack Mouldsdales BSc (Hons) MRICS**  
07395 887390  
[jack.mouldsdales@brutonknowles.co.uk](mailto:jack.mouldsdales@brutonknowles.co.uk)



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