

Option, Promotion or Freehold (+ Uplift)

Land at Shurdington, Cheltenham GL51 4SU

Site Area: Approximately 8.9 acres (3.6 Ha)

BK

Bruton
Knowles

est. 1862



Strategic Land – Option/Promotion/Freehold

LOCATION (Postcode: GL51 4SU)

The site is located to the western edge of the Gloucestershire village of Shurdington, located on the A46 approximately 2 miles to the south of Cheltenham.

DESCRIPTION

The land edged in red comprises a regular shaped field extending to approximately 8.9 acres, with an access (min.10m width) directly off Lambert Avenue.

PLANNING

The site is located in the Tewkesbury Borough.

It is located in the greenbelt but not within the AONB, conservation area or an area at risk of flooding.

On the 12th January 2021 a planning inspector overseeing a Tewkesbury Borough planning appeal (Ref: APP/G1630/W/20/3256319) concluded Tewkesbury Borough Council to have only 1.82 years' housing land supply.

VIEWING

Viewings strictly by appointment with Bruton Knowles – but can be viewed from the public highway Lambert Avenue.

TERMS

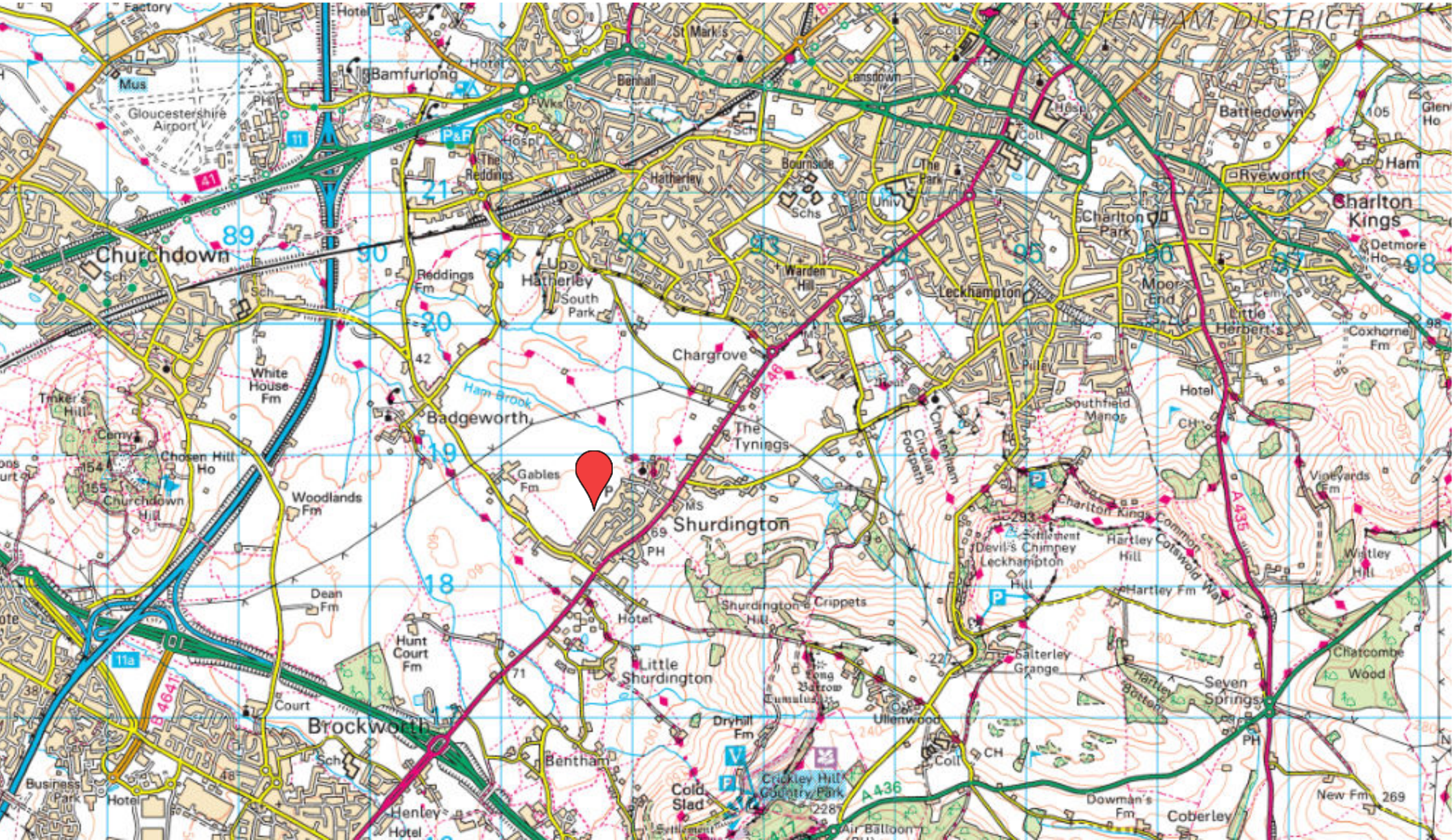
The site is available for promotion via an option or promotion agreements and parties are invited to submit terms as follows:

- Option/Promotion Agreement
- Percentage - discount/share of proceeds
- Term of agreement/longstop
- Premium to landowner
- Any deductible costs and caps
- Minimum price per gross acre
- Confirmation of payment of landowner's professional fees (please enquire)

Alternatively, the landowner will consider selling the freehold and offers are also invited on this basis, to include uplift terms in the event the land secures planning permission.

Offers should be received by Bruton Knowles by **Noon on Friday 12th February 2021** via email to robert.anthony@brutonknowles.co.uk.

Subject to Contract
January 2021



CONTACT

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