

Perry Bishop

Land and Development

Pendock Road, Pendock Gloucester, GL19 3PL



Two building plots to be sold individually or as a whole | Plot Three 2,389 sq.ft offers over £255,000 | Plot Four 2,464 sq.ft offers over £260,000
For sale by informal tender

From £255,000

Chippenham Cirencester Cheltenham Fairford Faringdon
Leckhampton London Nailsworth Stroud Swindon Tetbury

Pendock Road, Pendock

Gloucester, GL19 3PL



Two building plots to be sold individually or as a whole

The site is located in open countryside to the south-west of the village of Pendock. It is accessed by way of Pendock Road which links the B4208 to the east with the A417 to the west. The site lies approximately 15km from Great Malvern, which is the main town within the Malvern Hills District. The site lies within 15km of Tewkesbury and 10km of Ledbury.

Planning:

The site has the benefit of planning consent from Malvern Hills District Council application Number 18/01869/RM for Reserved Matters for appearance, landscaping, layout and scale following allowed Appeal Ref: APP/J1860/W/15/3135877 for erection of 4 dwellings (outline planning application reference no. 15/00865/OUT).

The application site is located within a CIL Liability Area. This reserved matters application, however, follows on from an outline planning permission that obtained consent prior to the adoption of CIL. As such this site is not CIL liable.

Town & Country Planning:

Interested parties should make their own enquiries with Malvern Hills District Council Planning Department. We are not aware of any CIL or S106 liabilities.

Viewings:

The site can be viewed from the roadside in the first instance.

Viewings are strictly by appointment on an open days with timed slots to be held on Thursday 3rd and Thursday 17th February 2022. Please contact our Land Department on 01285 646770.

Method of Sale:

The property is offered for sale by informal tender with offers to be made in writing no later than 12 noon on Thursday 3rd March 2022 at the offices of Perry Bishop, 2 Silver Street, Cirencester, GL7 2BL or by email to seantredgold@perrybishop.co.uk.

Information Pack:

All planning information can be downloaded via our website page.

Directions

From Tewkesbury head north-east on Church Street for 82 ft. At the roundabout, take the 1st exit onto High Street/A38 after 0.3 miles at the roundabout, take the 1st exit onto Mythe Road/A38. After 0.4 miles turn left onto A438. Stay on the A438 for 5.1 miles then turn left. After 1.9 miles continue onto School Lane. After 0.4 miles continue onto Pendock Rd. The destination will be on the right after 0.1 miles.

Services & Tenure

To be sold with freehold title and full vacant possession, there are no leases.

We have not been advised that the site is affected by any onerous covenants or restrictions, which may affect title or future uses.

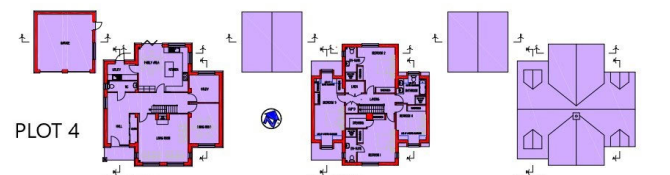
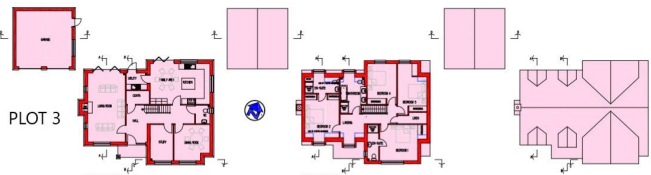
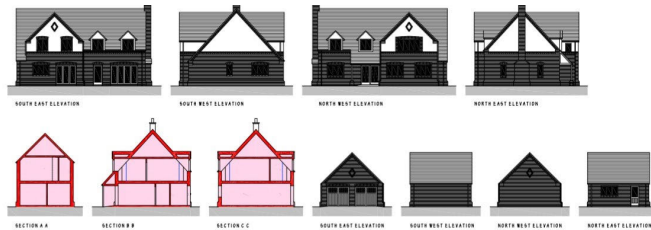
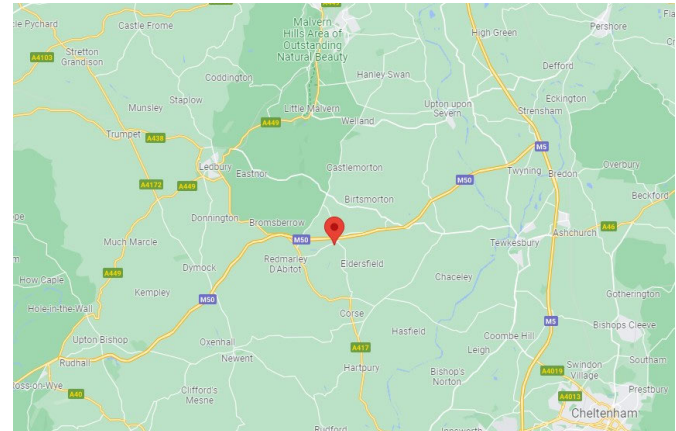
We have not undertaken any specific enquiries of the relevant service companies.

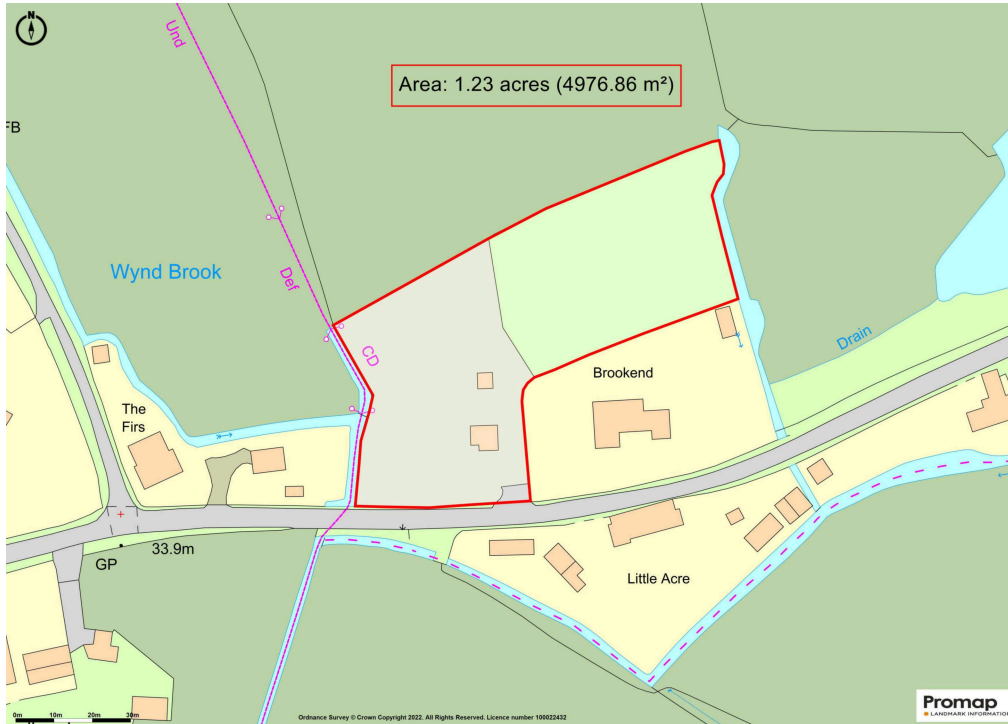
It is understood that all mains services are within the vicinity, electricity, water, and drainage are connected to the two plots.

Local Authority

Malvern Hills District
www.malvernhillsgov.uk
01684 862413

Ref: ST/LAN210063/130122





2 Silver Street, Cirencester, Gloucestershire, GL7 2BL
T: 01285 646770
E: landandnewhomes@perrybishop.co.uk

perrybishop.co.uk

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.