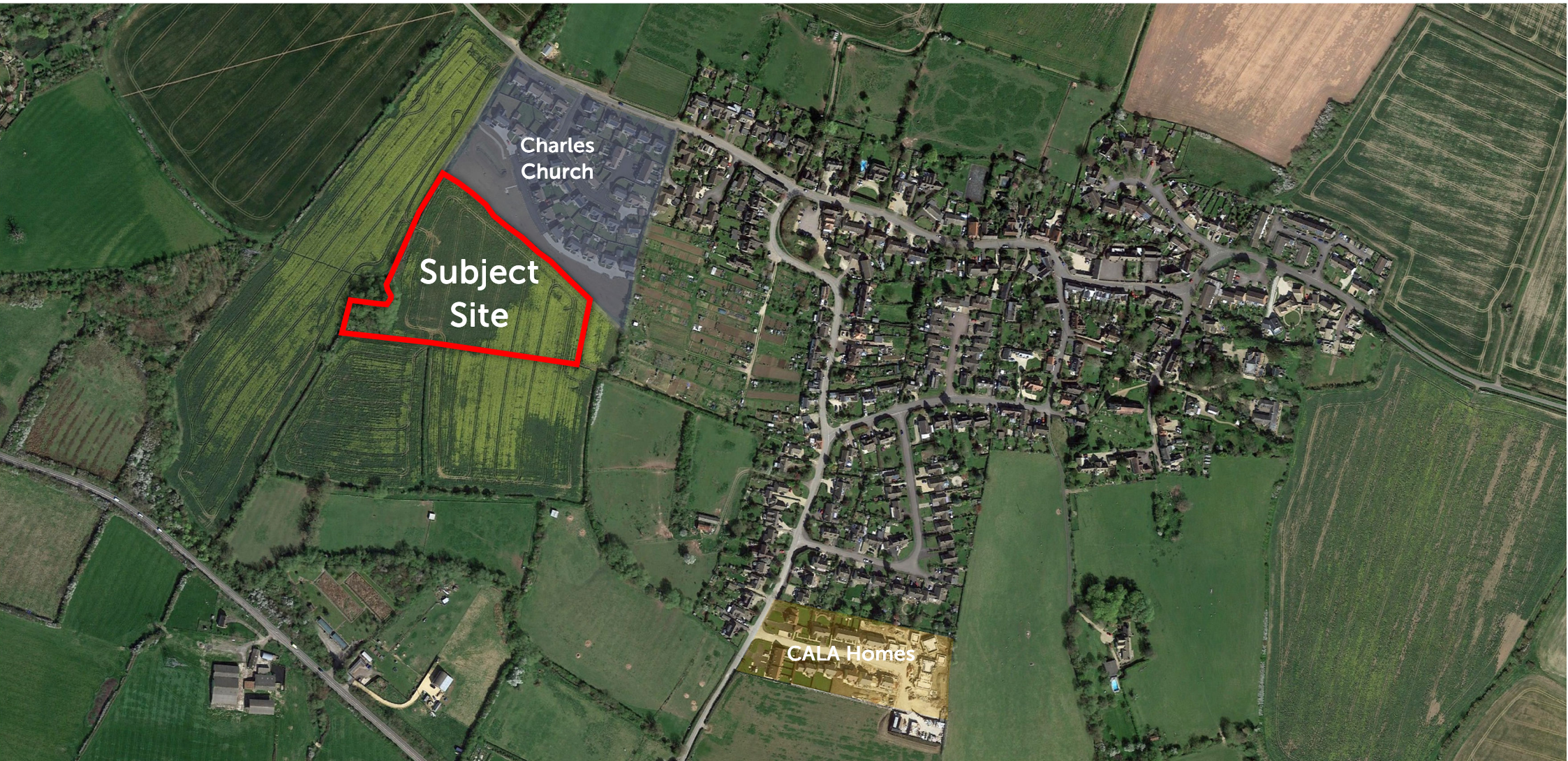


FOR OPTION/PROMOTION

Land at Alderton

Land on the south side of Beckford Road, Alderton, Gloucestershire, GL20 8FE

Option/Promotion Terms are Invited for the Approximately 5.69 Acres (2.3 Ha) Site



Land at Alderton

Approximately 5.69 Acres (2.3 Ha)

LOCATION

The site is located on the western edge of the village of Alderton, Tewkesbury, Gloucestershire, some 12 miles north of Cheltenham. The site is primarily accessed off Beckford Road which connects Beckford and Alderton from the A46. The B4077 to the south of the village, accessed via Willow Bank Road provides access to Tewkesbury to the west and Winchcombe to the south east. The M5 and train station are provided a short distance to the west at Ashchurch, allowing convenient access to Birmingham and Bristol. The site is within close proximity to a range of amenities including a school, village store and post office as well as public house.

Tewkesbury – 7.5 miles

Evesham – 9 miles

Cheltenham – 12 miles

DESCRIPTION

The site extends to approximately 5.69 acres (2.3 hectares) gently sloping to the south, with Alderton Hill rising to the north. The land comprises a parcel of vacant agricultural land forming the northern parcel of a wider ownership of arable land currently under cultivation. To the north western boundary lies an intermittent hedgerow, watercourse and public footpath which runs north. The southern boundary is open countryside running to the B4077.

A right of way through the development to the north off Beckford Road provides vehicular access is provided via the right of way maintained via the recently developed Charles Church site which is located on the northern boundary of the subject.

PLANNING

The subject site is situated within the planning jurisdiction of Tewkesbury Borough Council (TBC).

Current planning policy is covered within the Cheltenham, Gloucester and Tewkesbury Joint Core Strategy (JCS) (December 2017) and the Tewkesbury Borough Local Plan 2011 (Saved Policies).

The Tewkesbury Borough Plan has now been submitted to the Secretary of State of Housing, Communities, and Local Government for examination. If no changes are proposed, it is likely the plan will be adopted in early 2021.

The exact figure of the five-year housing land supply for TBC is contested however, it has been acknowledged in various appeal decisions that Tewkesbury cannot currently demonstrate a 5-year housing land supply.

On land immediately adjacent to the site to the north, Charles Church Developments were granted Full Planning Permission at Appeal on 22nd May 2014 (ref: APP/G1630/A/13/2209001) for 47 dwellings, site infrastructure, landscape buffer and access on Land to the South of Beckford Road (ref:13/00114/FUL) refused 15th October 2013.

OPTION/PROMOTION

Offers are invited on an Option or Promotion Agreement basis.

Offers should be submitted to Jack Mouldsdales by post or email to jack.mouldsdales@brutonknowles.co.uk by **Noon Wednesday 16th December 2020**.

TERMS

Option or Promotion terms are invited.

Please specify the following when bidding;

- Premium - deductible, but non returnable
- Duration of term(s)
- Percentage of Market Value/Sale Proceeds to be returned to landowners
- Whether planning costs are to be deducted
- Minimum Price
- Confirmation that landowners reasonable legal and agent fees will be met by the Promoter
- Planning strategy

LEGAL AND AGENTS COSTS

The purchaser is to provide a legal and agents fee undertaking each of £10,000 plus VAT.

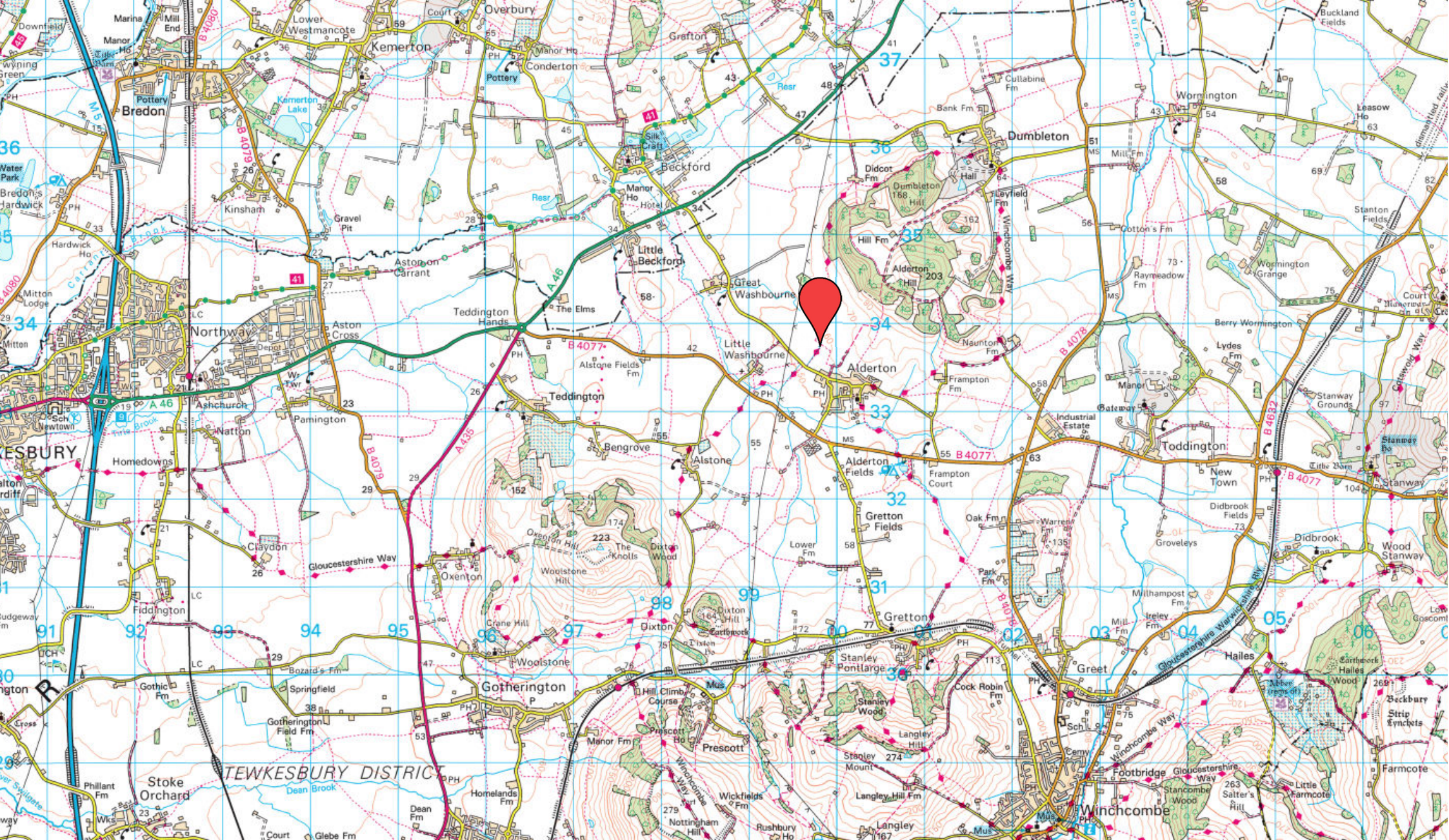
VIEWING

The site can be viewed from the boundaries.

SUBJECT TO CONTRACT

NOVEMBER 2020

Important Notice: Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.



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