

## Land at Yew Tree Farm

Bushcombe Lane, Woodmancote, GL52 9QJ



Material Schedule
Roof - Reddish-brown concrete tiles
Walls - Cream brick with stone
Windows - Powder coated aluminium

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Date: [redacted] Part Parcel 3585 Bushcombe Lane, Woodmancote Front (South East) Elevation Date: 2020 1:1000 at A3 Scale: 1:1000 at A3 Date: 2020 1:1000 at A3 Scale: 1:1000 at A3	A 00 10 00 Design of new dwelling extension 10/10/2020	

An exciting opportunity to purchase this single building plot with detailed planning consent for a 5 bedroom detached dwelling with double garage • Over 3 acres of paddock in Woodmancote village • Viewings by appointment only

## Guide Price £800,000

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## The Site

The site, which formed part of the owner's garden, gently slopes downwards to the south and is set behind boundary trees and along the road frontage. The plot enjoys simply stunning views of the surrounding countryside and Cleeve Hill. The current vendor has created a gated entrance which is to the south of the plot, this will give the house a private entrance and drive (The current owners of Yew Tree Farm will retain the right of way through the double gates). To the north-east of the plot a gate gives access to over 3 acres of paddock land, this could be used for grazing or a pony paddock.

## Planning

The development has a planning application from Tewkesbury Borough Council, planning reference: 20/00381/FUL for the erection of 1 x 5 bedroom dwelling and double garage at Part Parcel 3359 Bushcombe Lane Woodmancote Cheltenham Gloucestershire. The planning was permitted on 17th November 2020 and must commence no later than 5 years from the date of this decision notice.

The property is comprised as follows:

### Ground Floor

Kitchen/Dining Room/Sitting Room  
Separate Living Room

Family Room/Home Office  
Utility Room  
Downstairs cloakroom , Study

### First Floor

4 bedrooms one with en-suite  
Master Bedroom with en-suite and dressing room  
Family bathroom

### Outside

Double garage, parking, garden, paddocks

### Location

The plot is situated on Bushcombe Lane, to the east of Yew Tree Farm, on the slopes of Cleeve Hill within the Cotswolds Area of Outstanding Natural Beauty.

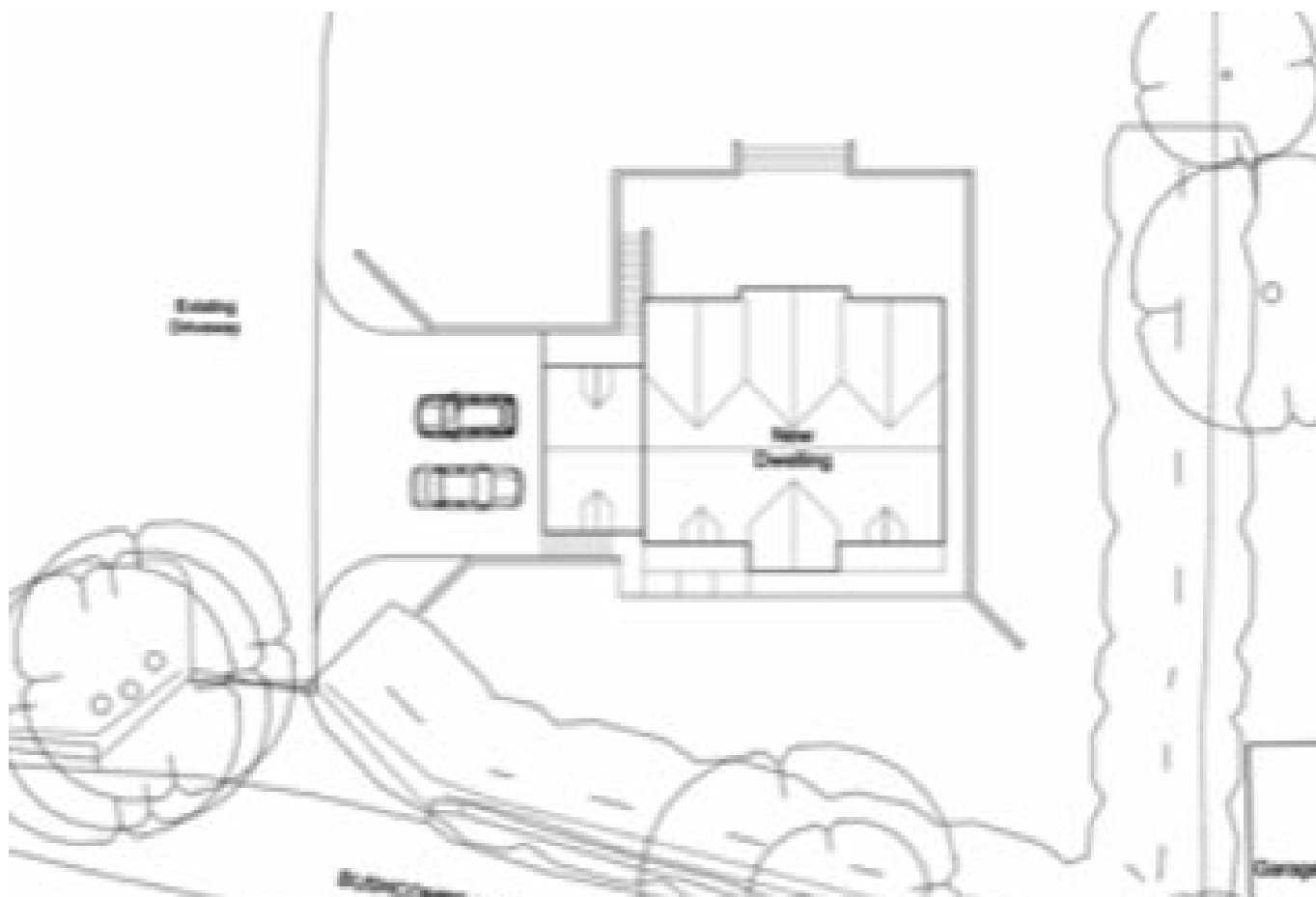
The village benefits from a small selection of everyday amenities including a village shop, primary school and a public house, all of which are within walking distance of the land. Woodmancote is just a 15 minute drive from the historic town of Cheltenham and 9 minutes from Prestbury Park Racecourse, Cheltenham is well known for its outstanding schools including Cheltenham Ladies College, Dean Close & Pates Grammar School attracting buyers from all over the world.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services from Kemble and Cheltenham.

Cheltenham is 5 miles -Prestbury Village 2.5 miles - M5 (Junction 10) 6.6 miles.

### Town & Country Planning

Interested parties should make their own enquiries with Tewkesbury Borough Council Planning Department.







Tel: 01684 272151 / [www.tewkesbury.gov.uk](http://www.tewkesbury.gov.uk).

There is a CIL liability of £29,557.96 to be paid by the purchaser.

### Services & Tenure

The property is held with freehold title and is not as far as we are aware subject to any leases.

We understand that utilities are within the vicinity and any prospective purchaser should make their own enquires with the relevant utility companies.

### Directions

Entering the village of Woodmancote from the South on New Road continue through until the first junction taking the left onto Station Road. Continue on and then take a right hand turning on to Bushcombe Lane, follow this road up the slight hill and follow the road around the left-hand bend. The plot is the first entrance on the left where you will see the Perry Bishop Board.

### Viewings

Viewings by appointment only. Please contact the Land Department on 01242 246983 to book your appointment.

### Method of Sale

The land is offered for sale by private treaty with a guide price of £800,000.

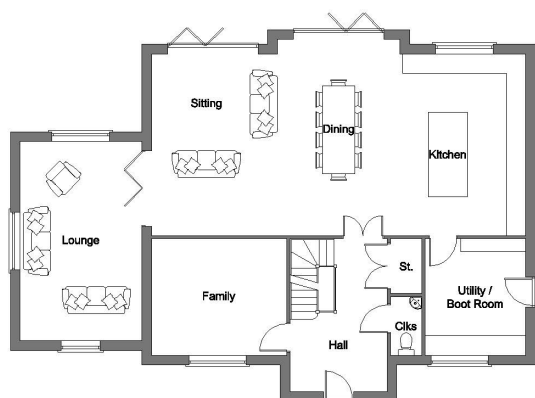
### Information Pack

Can be obtained from the Land Department of Perry Bishop. Please email us at [landandnewhomes@perrybishop.co.uk](mailto:landandnewhomes@perrybishop.co.uk)

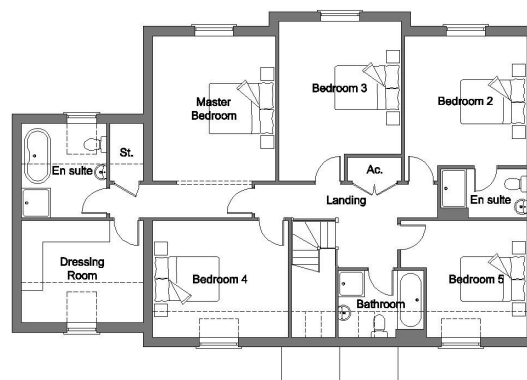
### We'd love to hear from you

T: 01242 246983

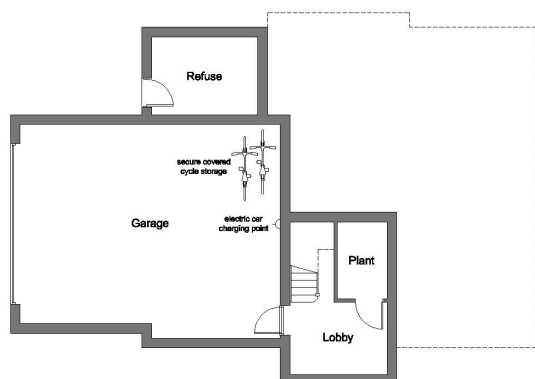
E: [landandnewhomes@perrybishop.co.uk](mailto:landandnewhomes@perrybishop.co.uk)



Ground Floor  
FFL 95.70



First Floor  
FFL 98.25



Basement  
FFL 93.15

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Client		Project		Drawing Title		Date	Scale	Drawn	State	Job No.	Dep No.	Rev.
		Part Parcel 3359, Bushcombe Lane, Woodmancote		Floor Plans		Apr 2020	1:100 @ A3	GMP	PA	HDS19.01	05	A

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