

Land at Orchard Lane Hales Road, Cheltenham, GL52 6SX



Exciting opportunity to purchase a building plot with detailed consent for a 3 bedroom chalet style bungalow • Open viewing - Monday pm 10/10/22 STRICTLY by appointment only. NO access without the agent present • For sale by private treaty

Guide Price **£400,000**

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Land at Orchard Lane

Hales Road, Cheltenham, GL52 6SX

Perry Bishop are delighted to offer an exciting opportunity to purchase this single building plot, with detailed planning permission for an architect-led, high-ceiling, beautifully light, 3 double bedroom contemporary bungalow with mezzanine floor, designed for easy, modern, efficient living with parking in the heart of Cheltenham. The site has been an organic garden for 20 years and provided garage and parking. This plot is only accessed via the lane at the back of Hales road and is a private and peaceful location.

The beautifully designed property, with floor to ceiling windows, is a very exciting concept, designed to take full advantage of indoor/outdoor living and to ensure maximum privacy to enjoy the garden. Besides space for lawn and garden areas there is parking for 2/3 cars.

The consented property consists of -

Ground Floor:

Large open plan kitchen/dining/living space (log burner)

Additional sitting/office area

Utility room

Double Bedroom 1 (14.5sqm) with ensuite shower

Double Bedroom 2 (14sqm) with ensuite

First Floor/Mezzanine Floor:

Large landing - ideal for a home office for example

Roof space for storage

Bedroom 3, 15sqm with dressing room and large ensuite

Outside:

Gardens including a large south/south west facing sunny patio

Parking for 2/3 cars

Discreet thought out bike storage/bin area

Side passage by main entrance gates

PLEASE NOTE: This land has NO connection with any property on Hales Road.

Location

Located within walking distance of excellent schools and local amenities including The High Street, Promenade and the town centre with a wide range of specialist and bespoke stores, boutiques, restaurants and wine bars. Cheltenham Hospital and Cheltenham Lido are also in walking distance. There are several local shops and a large Sainsbury's supermarket in close proximity. Cheltenham has an excellent reputation for its superior selection of schools two of which are within walking distance of the property, these being Berkhamstead and Holy Apostles' Primary Schools.

Directions

From the Cheltenham Office head north on Bath Road at the second set of traffic lights take the right onto Sandford Road (signposted Evesham & General Hospital), take the first left hand turning onto College Road (signposted General Hospital) follow this road for 0.3 miles until large set of traffic lights, take the right hand turning onto London Road (A435) after another 0.3 miles turn left at the traffic lights onto Hales Road. Immediately after turning turn left into a small lane (unnamed) follow the lane around the corner and up to the end, the plot is behind the double gate.

Viewings

Open viewing - Monday pm 10/10/22 STRICTLY by appointment only. NO access without the agent present. Please contact our Land Department on 01242 246983 to book an appointment.





Services & Tenure

We are advised that all of the services below are all in and ready to be connected. All installations have been completed professionally by the various boards in the area.

Gas, clean water, sewage.

Piping for underground cable installed by Virgin.

Electricity will need to be picked up from half way down lane in the location of the last "new build" on the lane.

The lane is sizable and will not restrict construction traffic.

We can also confirm that the land has full legal rights to use the lane freely forever.

Whilst the lane looks narrow on google earth, the Builder's Merchant, Bences Transport Logistics team has visited the site and are satisfied they can deliver "everything needed to build a house".

Town & Country Planning

Cheltenham Borough Council (www.Cheltenham.gov.uk / Tel. No. 01242 262626) have granted consent under planning reference 22/00458/FUL dated the 18th August 2022 for the construction of one dwelling on the land to the rear of 30 Hales Road, Cheltenham.

A window has been approved for the front gable at the mezzanine level.

Method of Sale

The site is for sale by private treaty with a guide price of £400,000.

Important Information

There is a CIL liability of £36,000 to be paid by the purchaser.

Information Pack

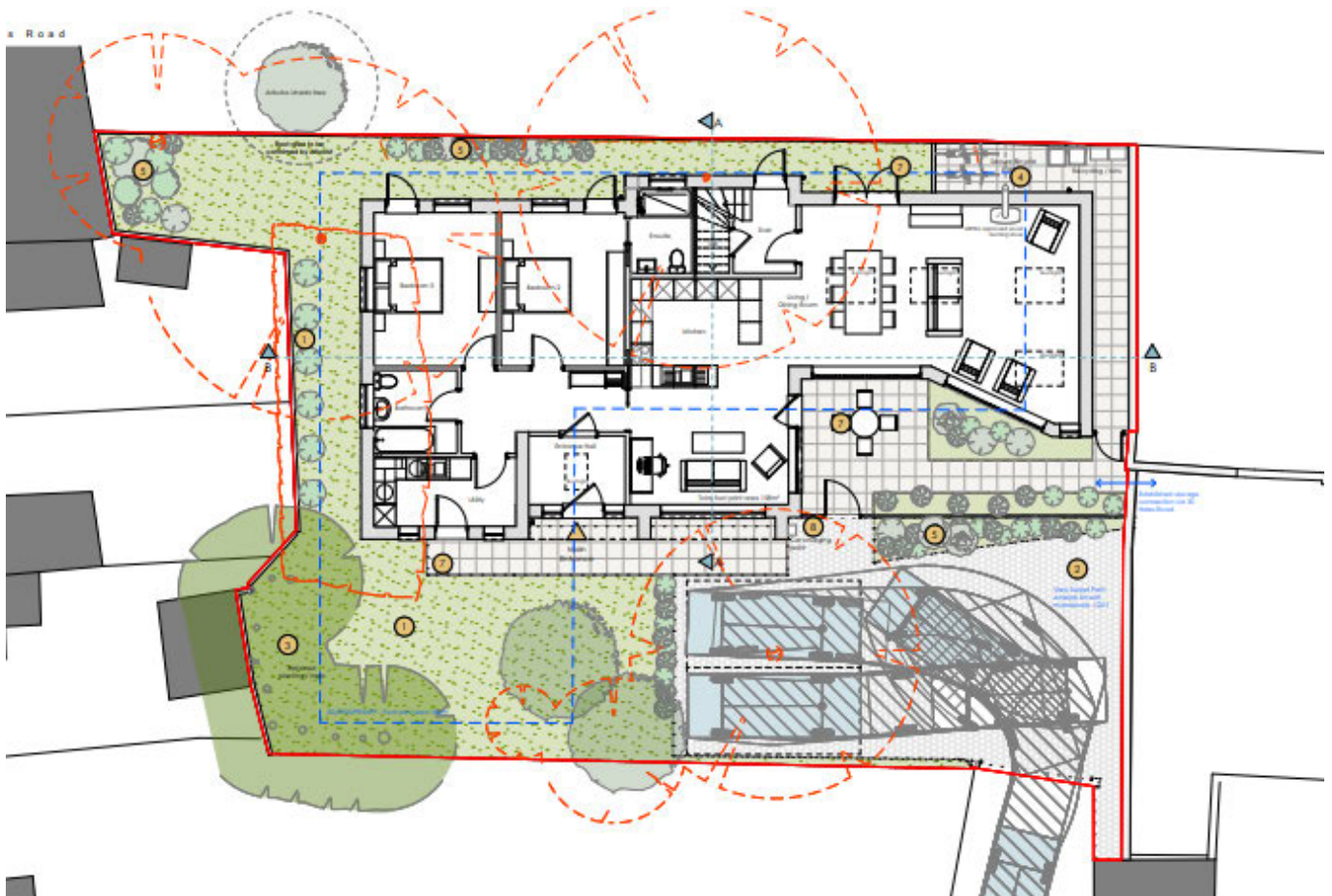
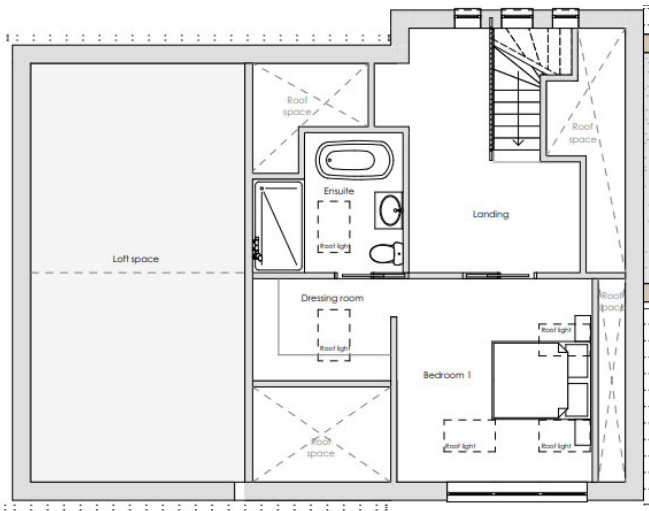
This is available from our Land Department on 01242 246983 or email landanddevelopment@perrybishop.co.uk

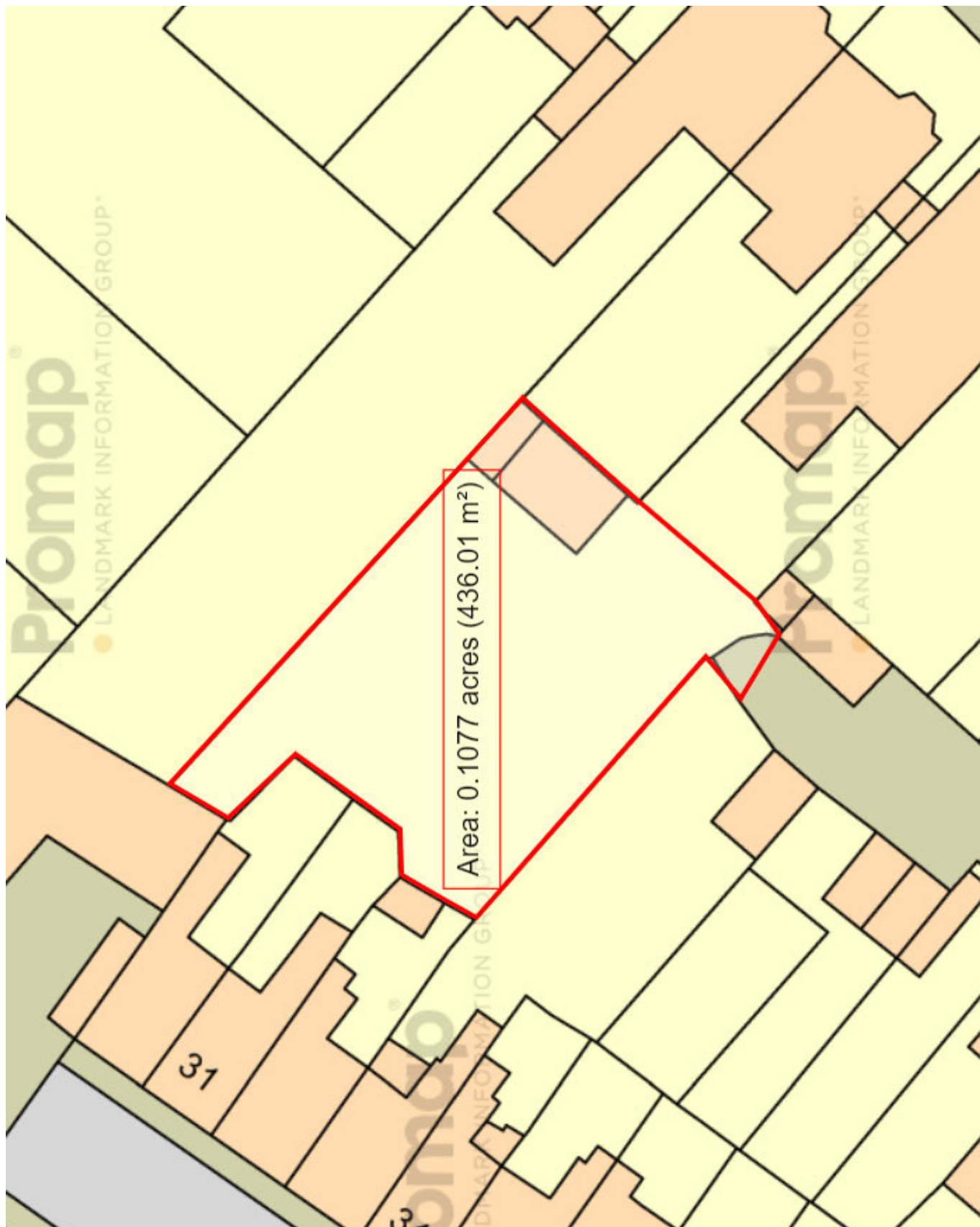
We'd love to hear from you

140 Bath Road, Cheltenham, GL53 7NG

T: 01242 246983

E: landanddevelopment@perrybishop.co.uk





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[perrybishop.co.uk](https://www.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.

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