

For Sale – Residential Development Site



| Property Consultants

Land off Harp Hill, Battledown, Cheltenham,
Gloucestershire GL52 6PR

- Full planning permission for 5 substantial dwellings
- Private gated prestigious development within the Battledown Estate



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LOCATION

(Sat Nav: GL52 6PR)

The site is located on the north facing slope of Harp Hill to the east of Cheltenham within the exclusive Battledown Estate. The site is just 1.8 miles west of the town centre, and is only 5 miles to the east of J11 of the M5 Motorway (north & south).

Cheltenham is characterised by an array of Regency, Georgian and Victorian property that make it a highly desirable location to live. The town sits on the threshold of the Cotswolds and boasts a plethora of local amenities, including an excellent selection of shops and restaurants, 3 world renowned schools amongst others, several local parks playing host to a range of festivals and Cheltenham Race Course to the north of the town.

DESCRIPTION

Extending to approximately 0.81 hectare (2 acre), the site is accessed off Harp Hill (B4075), with an existing driveway providing access to the site, the rear dwelling known as 'Kings Welcome' and the 'Bredons', which is to be demolished as part of the proposed build.

The topography of the site rises from the road to the north, to the south with a change in levels of approximately 13 meters across the 140 metre site. The principal long range views to Cheltenham, Cleeve Hill and Bredon Hill are to the north of the site, nearest the main road.

The site is bounded by existing trees to the south and mature hedgerows separating the existing dwellings known as the 'Gray House' to the west and Rose Orchard to the east. A driveway serving the Kings Welcome dwelling is to be retained.

PLANNING

Planning permission has been granted for five units, comprising two separate consents under the ownerships of Savignac Developments Ltd and SPM Homes Ltd (who are jointly bringing the opportunity to the market).

Lot A - 'SPM Homes Ltd Plot'

Full planning permission was granted for the erection of two detached dwellings on the 'land adjacent to The Gray House' in October 2015 (planning ref: 15/01165/FUL). This forms development to the west.

Lot B - 'Savignac Developments Plot'

Full planning permission was granted for the demolition of the property known as 'The Bredons' and the erection of three detached dwellings

in April 2017 (planning ref: 17/00015/FUL), forming development to the east, with a driveway separating the two permissions and forming a combined development scheme of five units.

SCHEDULE OF ACCOMODATION

Units	Type	Beds	Sq m	Sq ft
Lot A – 'SPM Plot'				
Plot 1	Detached	5	447	4,808
Plot 2	Detached	5	434	4,672
Lot B – 'Savignac Plot'				
Plot A	Detached	5	330	3,552
Plot B	Detached	5	302	3,251
Plot C	Detached	5	243	2,615

* All of the above measurements exclude garages.

SERVICES

Mains electricity, water, drainage and gas are located for connection in the vicinity.

END SALES PRICES

End sales price estimates have been received from local agents active in the sale of exclusive high value properties in Cheltenham, see Data Room for further information.

TENURE

Freehold with vacant possession upon completion.

VAT

The property is not elected for VAT.

ADDITIONAL INFORMATION

A 'Data Room' has been prepared that provides detailed information on planning, ground investigation, method of sale, topographical survey, ecology, detailed drawings, title information and other surveys.

Please email: anastasia.beaumont@brutonknowles.co.uk for further information.

VIEWING

Access and viewing of the site is available from Harp Hill, via the private drive between the properties 'The Bredons' and 'The Gray House'.



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