



# Potential Self Build Residential Opportunity

## Oxenton, Cheltenham, Gloucestershire, GL52 9SE

A fantastic site with planning potential for a single development plot in a very accessible location within the settlement of Oxenton offering a prime development opportunity.

- Potentially suitable for an extensive single development plot subject to obtaining planning •
  - Excellent location within the settlement of Oxenton and close to the A435/ A46 •
  - Of interest to Self-Build & Premium Dwelling Developers •
    - Offered as a Conditional Sale Contract •
  - Extending to approximately 0.52 acre (0.21 ha) •



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A desirable site with planning potential for a single dwelling plot (subject to firstly obtaining the relevant planning permissions), on the edge of the Cotswolds settlement of Oxenton with excellent access to the A435 and A46 providing direct transport links to Cheltenham, Tewkesbury, and the primary motorway networks of the M50 and M5.

## Location & Situation

The site is well located in the edge of the Cotswold village of Oxenton, within the Cotswolds Area of Outstanding Natural Beauty, with an excellent position, situated between the residential properties of Hill Farm House to the north and Crane Hill to the south.

The village road directly west of the land connects directly onto the A435 to the west, providing direct access to Bishops Cleeve and Cheltenham to the south and the A46 to the north.

Oxenton is well positioned, being equidistant to the towns of Cheltenham and Tewkesbury with the M5 at Tewkesbury providing direct motorway access to the cities of Worcester and Birmingham to the north and Bristol to the south.

## Description

The site is all contained within a rectangular shaped parcel of permanent pasture positioned in a row of residential properties bordered by residential property to the north, south and directly west of the village road to the west.

The site is well screened by mature landscaping and is gently sloping from west to east offering an ideal site for a residential plot within the Cotswolds AONB.

Access to the land is via the village road to the west which connects directly to the A435 to the west. In all the land extends to approximately 0.52 acre.



## Wayleaves, Easements & Rights of Way

The land will be sold subject to, and with the benefit of, all existing wayleaves, easements and any private rights of way that currently exist, whether they are specifically referred to in these particulars or not.

## Services

There are no services directly connected to the land and purchasers should undertake and rely on their own due diligence in this regard.

## Conditional Contract & Fees

The plot is offered as a subject to planning conditional contract sale. Upon exchange of contracts the purchaser will be required to pay a 10% refundable deposit as well as a non-refundable £10,000 contribution to Professional and Legal fees which will be deductible from the end sale price.

From exchange of contracts the purchaser will have 12 months, extendable by an additional 12 months subject to circumstance, to obtain a planning consent. Completion will be 8 weeks after the date of grant of planning consent.

A Planning strategy note will be available from Powells on request.

## Sale Method

The land is offered For Sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the land by any other alternative sale method to conclude the sale.

## Viewings

Viewings are permitted at any time during daylight hours by prior notification of the selling agent and with a copy of these particulars. No vehicles are permitted to be taken onto the land.

## Directions

From Junction 9 of the M5 at Tewkesbury take the exit in the direction of the A46 (east). Continue on the A46 for 1.6 miles until you reach a crossroads. Take the right hand turn onto the B4079 towards Pamington/Bishops Cleeve/Cheltenham. After 1.5 miles at the junction turn right onto the A435. After 0.4 miles take the exit left to Oxenton.

Continue on the village road for half a mile. After passing the church on your left, turn right. Hill Farm House will be on your left hand side and the land is directly beyond this on your left.



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