

SOUTHPARK FARM,
CHARGROVE LANE, CHELTENHAM, GLOUCESTERSHIRE, GL51 4XD



SOUTHPARK FARM

A former farmhouse and collection of agricultural outbuildings with full planning consent for the restoration of the farmhouse, and conversion of the outbuildings into three additional dwellings. In all about 1.35 acres, neighbouring open countryside and in a prime location with far reaching views.

DESCRIPTION

With a right of access over a private drive off Chargrove Lane, Southpark Farm is a rare and exciting opportunity to acquire a range of agricultural buildings, including an existing farmhouse for renovation, and the conversion of associated outbuildings into three additional properties.

Proposed Dwellings:

Building 1 - 3 bed dwelling with two parking spaces.

Approx. GIA: 1,593sq.ft. (148m²).

Building 2 – 4 bed dwelling with double garage.

Approx. GIA: 2,293sq.ft. (213m²).

Building 3 – 2 bed dwelling with double garage.

Approx. GIA: 1,560sq.ft. (145m²).

Building 4 (Existing Farmhouse) – 2 bed dwelling with three parking spaces. Approx. GIA: 1,291sq.ft. (120m²).

Planning Consents:

21/01387/FUL – Restoration & Conversion.

22/01378/FUL – Insertion of a first floor in Building 2.





SITUATION

Chargrove Lane is a surprisingly peaceful location in what is a highly accessible position for Cheltenham town centre, the A417 and M5. Southpark Farm is situated at the end of a long private drive, shared only by one other property, and is surrounded by beautiful open countryside, considered part of the Greenbelt.

OFFERS

Best and final offers are invited by Noon on Friday 14th July.

GENERAL INFORMATION

Mains water, electricity and gas are available.
Consent has been granted for septic tanks with the ability to pump the effluent water into the local watercourse.

Tenure: Freehold.

Tewkesbury Borough Council – 01684 295010.

Viewings are **strictly** by prior appointment through Charles Lear & Co. - 01242 222722.



