

LAND AT GREENWAY LANE

CHARLTON KINGS, CHELTENHAM



2.29 acre plot

For sale by Informal Tender as a whole

DESCRIPTION

A parcel of bare land including pasture, trees and a pond on the outskirts of Charlton Kings and with direct access off Greenway Lane. Suitable for amenity, equestrian and environmental uses or for holding as an investment.

The land is mainly level but then slopes gently to the south-east. Charlton Kings Cricket Club adjoins to the north with Ryeworth allotment gardens to the south.

Butler 
Sherborn

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TITLE & TENURE

The freehold interest is being offered for sale with vacant possession by private treaty. The property is registered with the Land Registry under Title No. GR245902.

RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

COVENANTS & RESTRICTIONS

None.

OVERAGE

The land is being sold subject to an overage clause for a period of 30 years and at the rate of 30% of the uplift in value from planning permission being granted for either commercial or residential development.

ENVIRONMENTAL SCHEMES

The land is not subject to any existing agreement or scheme.

SERVICES

There are no mains services on the property although they are available nearby. Parties should rely on their own investigations.

SPORTING

The sporting rights, so far as they exist, are included in the sale.

LOCAL AUTHORITY

Cheltenham Borough Council Municipal Offices, Promenade, Cheltenham, Gloucestershire, GL50 9SA 01242 262626.

TERMS

The land is available for sale by way of Informal Tender. Tenders should be submitted within the prescribed form which is available from Butler Sherborn and should be submitted to Richard Greasby by noon on Thursday 20th November 2025.

VIEWING

To make an appointment, please contact:

Richard Greasby - T: 01285 883740
E: richard@butlersherborn.co.uk or

Claudia Tongue - T: 01285 883740
E: claudia@butlersherborn.co.uk

We recommend that you park on the verge, on the same side of the road as the sale board.

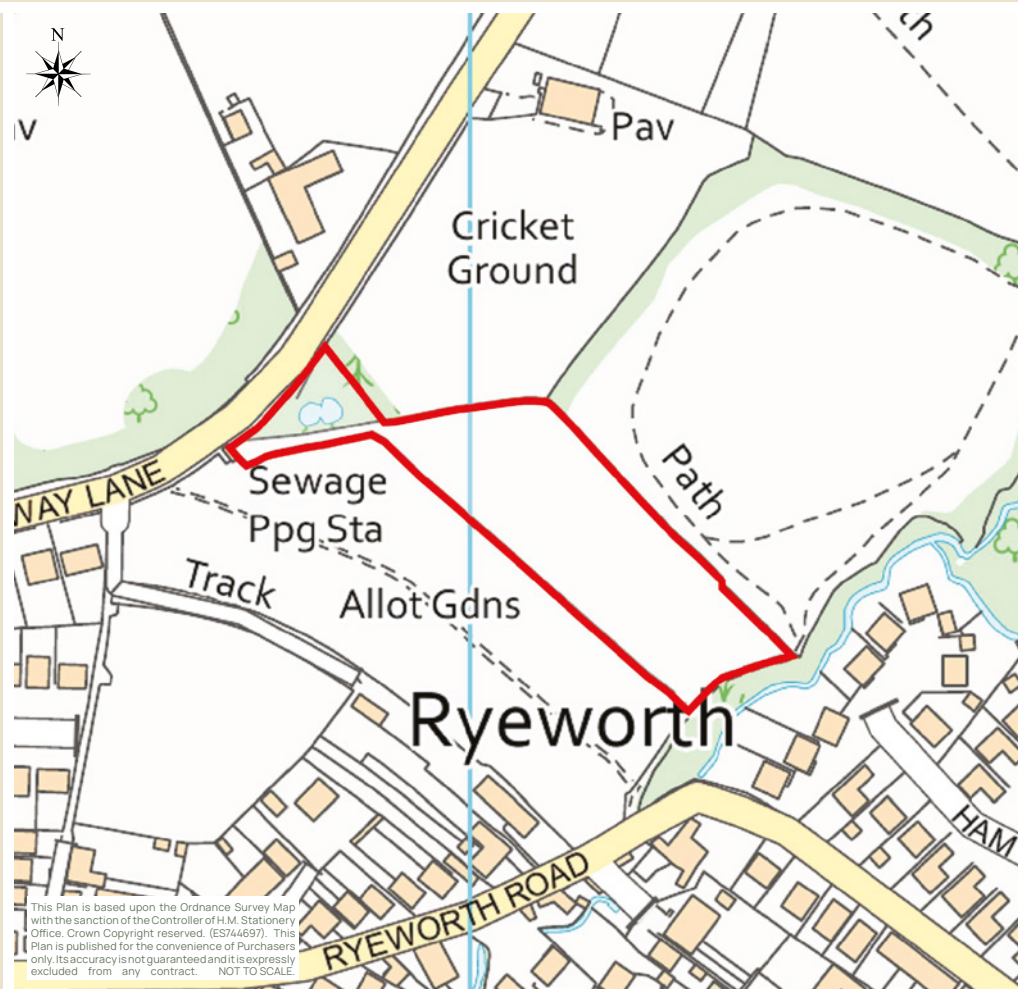
POSTCODE

GL52 6PN

WHAT3WORDS

///began.chase.rapid - This is where to take access to the land on foot.

///king.brains.eagle - Locked vehicular access gate by sale board



Disclaimer 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: Summer 2024 and September 2025. Particulars written: October 2025. Brochure by wordperfectprint.com