

FOR SALE

Residential Development / Renovation Opportunity

Dean Farmhouse, Evesham Road, Bishops Cleeve, Cheltenham, GL52 8SA



- Residential Development Opportunity (STP)
- In Need of Modernisation and Refurbishment
- Substantial Plot – 1.05 Acres (0.42 Hectares)
- No Onward Chain Sought. Deceased Estate.

Dean Farmhouse, Evesham Road, Bishops Cleeve, Cheltenham

For Sale by Informal Tender. Lot A - £650,000. Lot B - £100,000. Freehold



Location

The property is situated on the eastern side of the A435 in Bishops Cleeve, Gloucestershire. Vehicular access is provided from Evesham Road via a private driveway which forms part of the property. A public footpath runs along the driveway leading to the A435.

Bishops Cleeve is a large village with a population of approximately 14,000. The village is well serviced, with the high street (Church Road) and centre being approximately 0.5 mile to the south. The village benefits from a Lidl and Tesco Superstore, several takeaways, doctor's surgery, pharmacies, public houses, restaurants and wine bar/café. The local centre of the Homelands development is also a short distance away providing a grocery store, café and a number of fast-food takeaways. Bishop's Cleeve has three schools; Grangefield Primary School, Bishop's Cleeve Primary Academy, which was built in 1965 and Cleeve School, an academy school in the south-east of the village.

Description

The property comprises an attractive three storey (including basement) 18th Century dwelling house with dual pitched and gabled roof, chimney stack, rendered elevations, bay window to the west and porch to the north. The dwelling is of an attractive nature but requires modernisation and refurbishment throughout. The dwelling is set in grounds totalling 1.04 acres including the access track ownership and may have scope for residential development in the grounds (subject to planning).

The property is accessed off a private driveway (included in the sale area) to the west of the Evesham Road, this is partially tarmac surfaced to the dwelling. It also serves as a public footpath providing connectivity to the Cleevelands Persimmon Scheme. There is a gateway and partially dropped kerb to the south but this is unused. The Farmhouse is approximately 120m west of the road and well set back from passing traffic. The dwelling is separated off from the access track with mature hedgerow, double gates and some fencing. There is a large mature tree to the garden boundary. The property benefits from three outbuildings, one a garage building with a cider / apple house of brick construction, a locked store and to the west of the property a large, corrugated steel garden workshop.

- **3,186 sq. ft House Floor Area (excluding outbuildings).**
- **1.05 Acres (0.42 ha)**
- **Multiple outbuildings and garages**
- **Further Residential Development Potential (Subject To Planning)**



Accommodation (See Floor Plans)

- Celler – 4 no. Celler rooms with pantry, feature stove cooker (some limited height areas)
- Ground Floor – Kitchen, Dining Room, Drawing Room, Sitting Room, Scullery, Utility Room, Storage Room, Toilet.
- First Floor – Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4, Bathroom & Storage.
- Attic Rooms – Attic Room 1, Attic Room 2. *Limited head height.*
- Outbuildings - Garage, Garage & Workshop and 3 Garden Stores

Services

We understand that the property benefits from mains electricity, water and drainage. We also understand that the property benefits from an oil supply, via an onsite oil tank. This then supplies a Rayburn range cooker and heating system in the kitchen, which provides central heating for the house. The agents have not undertaken any tests as to the services to the property and interested parties are recommended to undertake their own enquiries in this regard.

Council Tax

We have located a Council Tax Band assessment for the property which is Band E.

EPC

EPC Rated Band G – 10. See recommendation report for proposed improvements.

Planning*

The land is located within the settlement boundary of Bishops Cleeve which means the principle of residential development on the garden is suitable, subject to overcoming any technical and planning constraints. There are no major constraints on the site but there may be some surface water flood risk in a small area. The land is outside of any major flood zone.

In the Tewkesbury Borough Local Plan 2011-2031, the site is not allocated, adjacent to allocated areas, nor covered by any planning policies. In the Gloucester City, Cheltenham and Tewkesbury Joint Core Strategy, the site is not allocated, adjacent to allocated areas, nor covered by any planning policies. In the emerging Strategic and Local Plan, the site is not allocated, adjacent to allocated areas, nor covered by any planning policies, however all surrounding land has been subject to recent re-development.

Although the site currently lacks direct road frontage, it benefits from a private access road and its proximity to existing infrastructure and services indicates it is in a sustainable location, making it a viable candidate for a range of development options. The potential for residential development on this site appears promising. The site has no major landscape or policy constraints and is located within a sustainable location. Tewkesbury District only has a circa 3.73 year housing land supply so a planning application for housing could be worked up and submitted in the short term to address this shortfall in housing.

The dwelling is 'Locally Listed' (not Grade Listed) on the Local Authority website, which confirms it is of historical and architectural merit, having been constructed in the 18th century, previously known as Ombersley and Coombe Lodge. The house was formerly a farmhouse for land surrounding which has now developed.



Dean Farmhouse, Evesham Road, Bishops Cleeve, Cheltenham

Unique Villa Style Dwelling with Large Plot and Outbuildings set in 1.05 acre plot



Tenure

The property is offered Freehold with Vacant Possession under the titles, GR51034 & GR298996.

Method of Sale & Guide Price

The property is offered For Sale by Informal Tender with offers to be received by **Noon on Thursday 23rd July 2026** in the prescribed tender format and sent to William.mathews@brutonknowles.co.uk and bryn.evans@brutonknowles.co.uk

The vendors have a preference for sale of the Whole (Lots A and B combined). Unconditional Chain-Free Offers are preferred. Offers 'subject to planning' on the Lot B garden land for re-development may be considered.

- Lot A – House, Outbuildings and Garden – Guide Price £650,000
- Lot B – Wider Garden Land and Outbuilding – Guide Price £100,000 (assuming an unconditional sale).

If offers from developers are 'subject to planning' then a scheme and terms are to be put forwards, professional fees to be paid by a purchaser and a boundary split to be agreed. If the garden land is sold separately a right of way and communal/shared areas will be agreed with the house purchaser.

Legal

Each party is to incur their own legal fees in relation to this transaction. The property will be sold subject to an uplift clause on any undeveloped land for residential and commercial development (unless part is sold subject to planning approval).

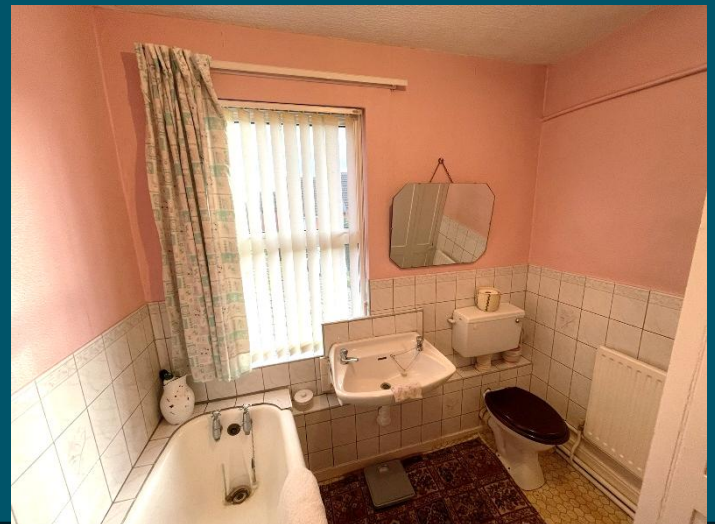
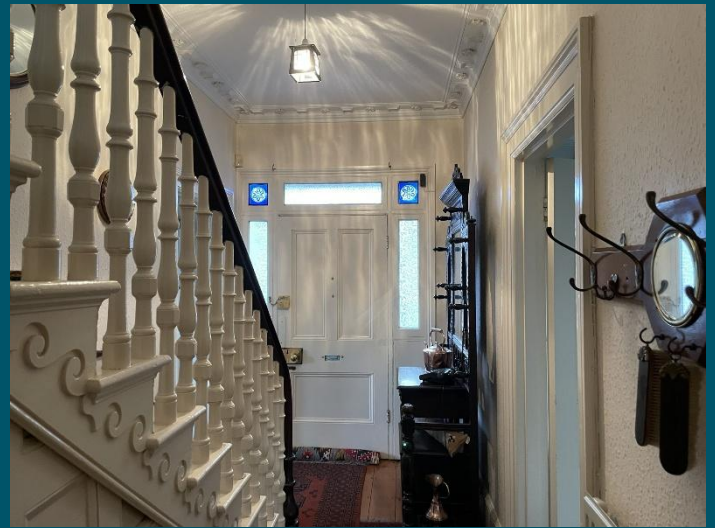
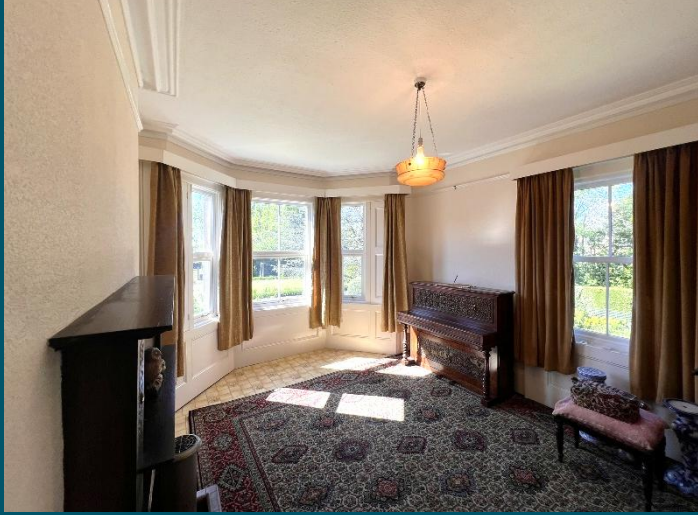
Viewing

Viewing is strictly by appointment only with Bruton Knowles. Set Viewing Days and Slots will be provided. Please email bryn.evans@brutonknowles.co.uk to book a slot.

- **Wednesday 24th June 14:00 to 16:00**
- **Friday 3rd July 9:00 to 11:00**
- **Tuesday 14th July 15:30 to 17:30**

Video Tour Link: [Click Here](#)

Subject to Contract – June 2026



Note: Contents now cleared.



Dean Farm House, Evesham Road, Bishops Cleeve, Cheltenham, Gloucestershire

Approximate IPMS2 Floor Area

House	192 sq metres / 2067 sq feet
Cellar	80 sq metres / 861 sq feet
Attic Rooms	24 sq metres / 258 sq feet
Garage / Workshop	30 sq metres / 323 sq feet
Garage	13 sq metres / 140 sq feet
Stores	33 sq metres / 355 sq feet

Total	372 sq metres / 4004 sq feet
(Includes Limited Use Area)	43 sq metres / 462 sq feet

Simply Plans Ltd © 2025
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Job No SP3923

This plan is for identification and guidance purposes only.

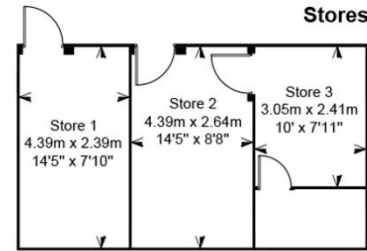
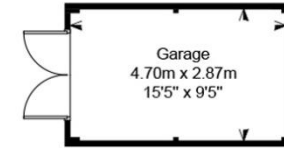
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Not to scale unless specified.

IPMS = International Property Measurement Standard

Outbuildings

Not Shown In Actual Location Or Orientation

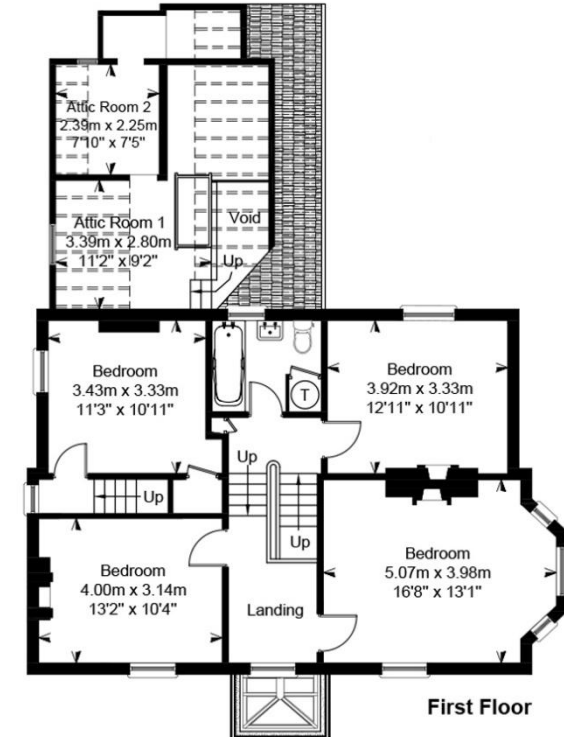
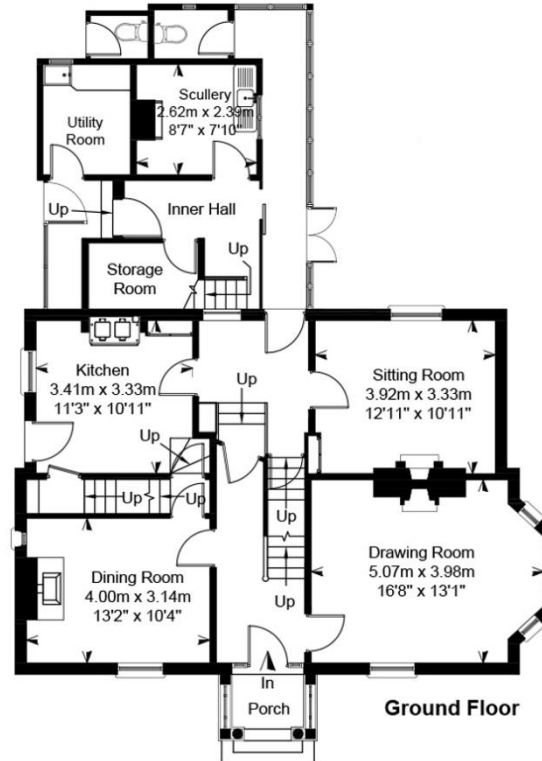
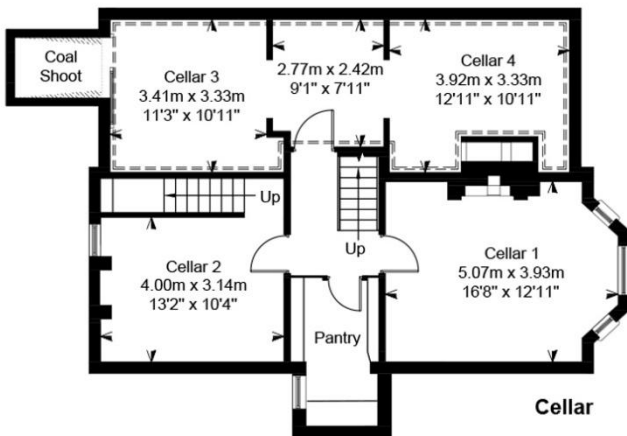


Outbuildings

Not Shown In Actual Location Or Orientation



[---] = Limited Use Area



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Approx 1.05 acres (0.42 ha)

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Contact:

Bryn Evans BSc (Hons)

Graduate Surveyor

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E: bryn.evans@brutonknowles.co.uk

William Matthews BSc (Hons) MRICS

Senior Associate

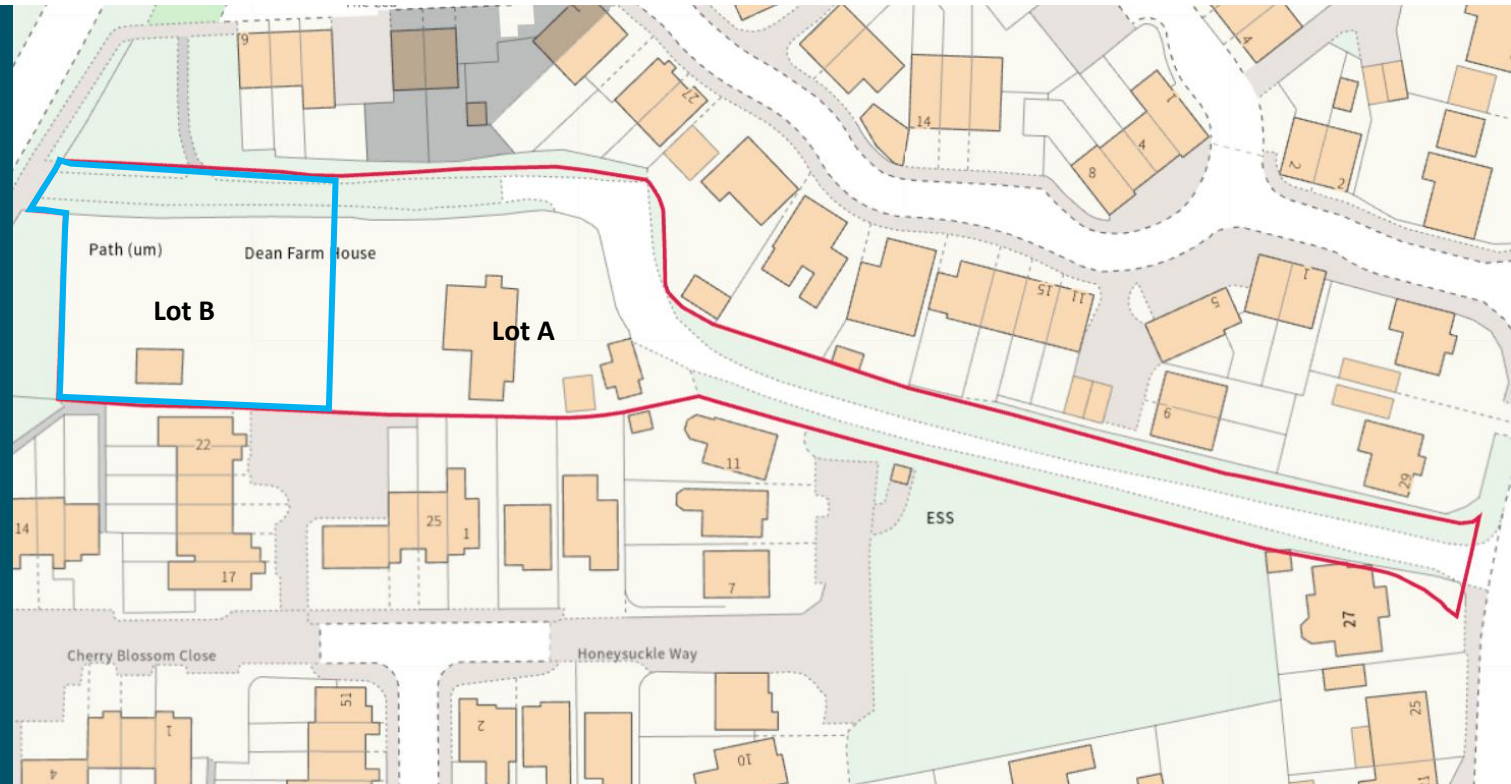
T: 07841 920434

E: William.matthews@brutonknowles.co.uk

Gloucester office:

Olympus House, Olympus Park, Quedgeley,
Gloucester, GL2 4NF

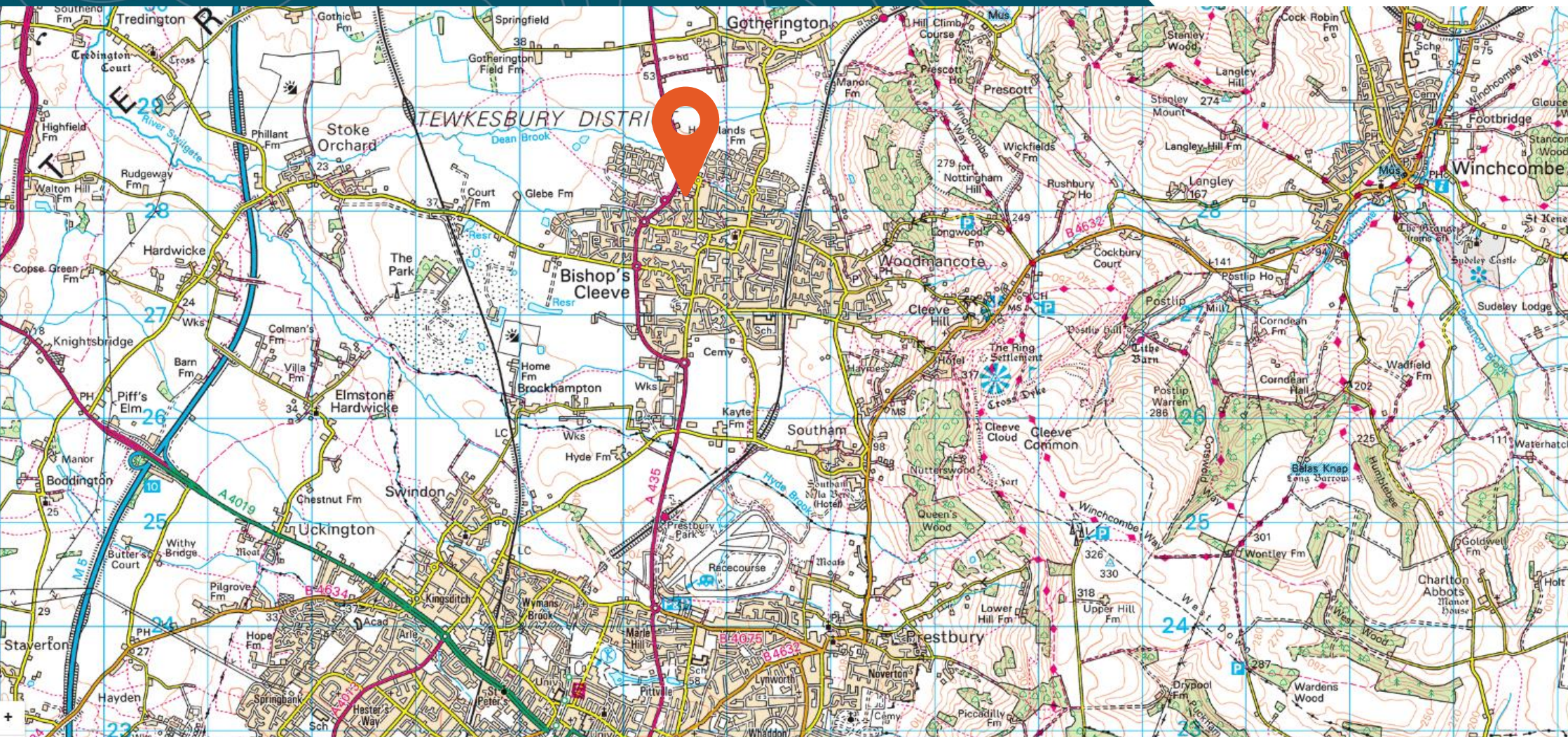
T: 01452 880000



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Note: Photos taken in the brochure are from varying dates over 2025 and 2026. Bruton Knowles Limited registered in England and Wales with registered number 12481998. Registered Office Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF



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