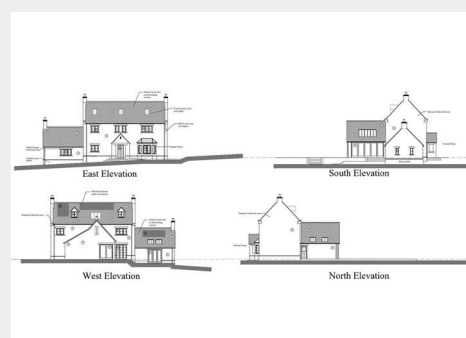


## Plot 2 @, Birchwood Shipton Oliffe, Cheltenham, GL54 4JQ

Auction Guide Price +++ £425,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 22ND APRIL 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- APRIL LIVE ONLINE AUCTION
- FREEHOLD BUILDING PLOT
- DETACHED 5 BED HOUSE
- VILLAGE LOCATION
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION - Freehold 0.41 ACRE BUILDING PLOT with PLANNING GRANTED to erect a DETACHED 5 BED HOUSE ( 3225 Sq Ft ) in sought after Village Location.

# Plot 2 @, Birchwood Shipton Oliffe, Cheltenham, GL54 4JQ

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Plot 2 @ Birchwood, Shipton Oliffe, Cheltenham, Gloucestershire  
GL54 4JQ

Lot Number TBC

The Live Online Auction is on Wednesday 22nd April 2026 @ 12:00 Noon  
Registration Deadline is on Friday 17th April 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### PLOT 2

Plot 2 comprises a prime 0.41 Acre site accessed via a private no through road on the edge of this hugely sought after village.  
Sold with vacant possession.

Tenure - Freehold

### THE OPPORTUNITY

PLANNING GRANTED | DETACHED HOUSE

Planning has been granted ( 23/01477/FUL ) to erect a detached 5 bedroom family home with accommodation ( 3225 Sq Ft ) arranged over 3 floors.

### REDUCED PRICE FOR AUCTION

The site was originally listed with residential agents with an asking price of £850,000 and more recently £600,000 and now has a reduced guide price for sale by auction.

### PROPOSED SCHEDULE OF ACCOMODATION

Ground Floor - Entrance Hall | Reception 1 | Reception 2 | Kitchen | Utility | Office | Cloakroom  
First Floor - Landing | Bedroom | En Suite | Bedroom | En Suite | Bedroom | Bathroom  
Top Floor - Bedroom | En Suite | Bedroom | Shower Room  
Outside - Extensive Gardens | Off Street Parking

### PLANNING GRANTED

Reference 23/01477/FUL  
Alternative Reference Not Available  
Application Received Tue 02 May 2023  
Application Validated Fri 26 May 2023  
Address Birchwood Shipton Oliffe Cheltenham Gloucestershire GL54 4JQ  
Proposal Erection of 1no. replacement dwelling and 1no. additional dwelling  
Status Decided  
Decision Application Permit  
Decision Issued Date Mon 24 Jun 2024  
Appeal Status Not Available  
Appeal Decision Not Available

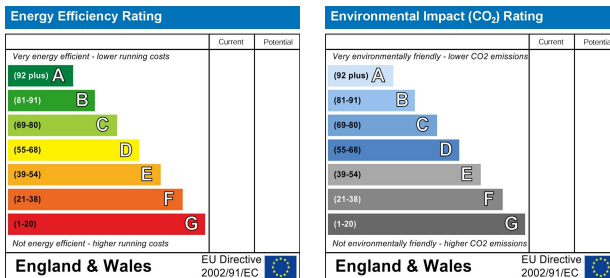
### PLANNING INFORMATION

Full details of the proposed scheme and drawings can be downloaded with the online legal pack.

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: post@hollismorgan.co.uk

www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.

Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.