



THORNBURY HOUSE

Cheltenham GL50 1DZ



TOWN CENTRE PROPERTY WITH PLANNING

With planning permission to convert into residential. The property spans over 4,500 sq. ft. of accommodation over four floors, with parking and a generous rear garden.



5

5

4



Local Authority: Cheltenham Borough council

Tenure: Freehold



THORNBURY HOUSE

On entering the property there is a welcoming entrance hall with access to numerous rooms currently served as commercial office space. The ground floor has four office rooms and a store room with access out onto the rear garden. The first floor has three further rooms, a kitchen and shower room with separate W/C. The top floor has two large office spaces with a W/C. Finally the lower ground floor has two offices, two store rooms, a kitchen and W/C.

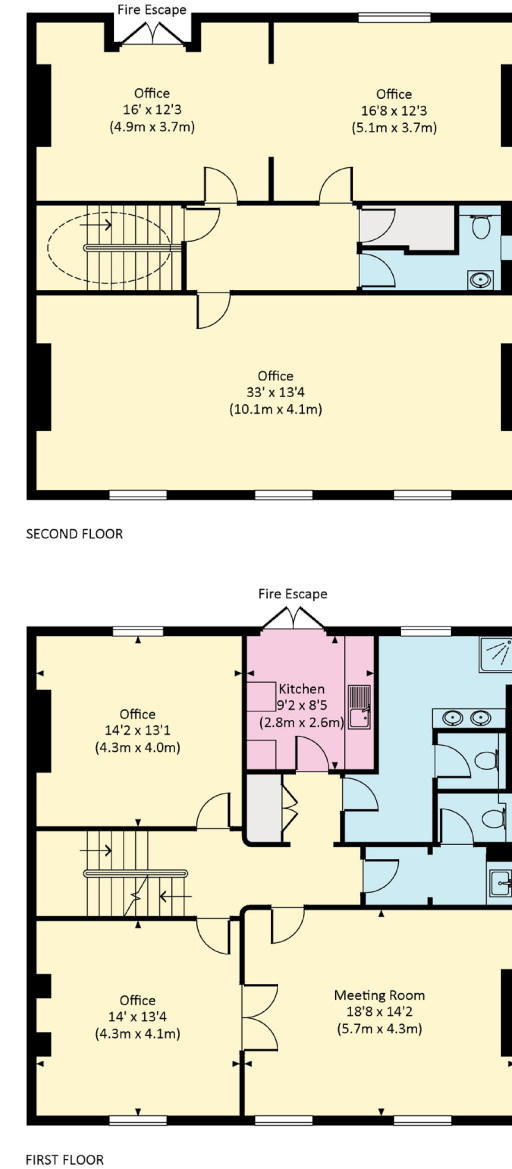
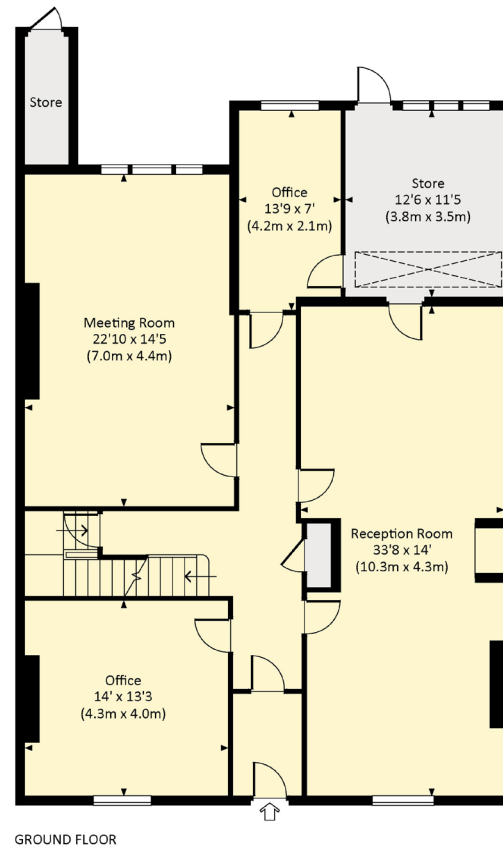
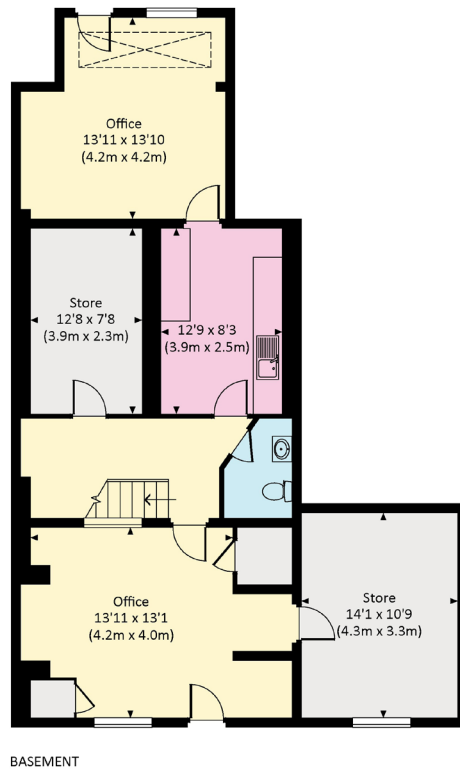
Outside, there is decking immediately from the house, the garden then goes down to the stream at the far end, it is mostly overgrown but there is ample space to create a well-stocked garden with some clever landscaping. The property is currently commercial use but has planning permission to convert to residential with a planning reference: 20/01777/LBCv to a single residential dwelling.







Approx. gross internal area
4597 Sq Ft. / 427.1 Sq M.



(Including Basement / Loft Room)
Approximate Gross Internal Area = xxxx sq m / xxxx sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
to tell you more.

Harry Bethell
01242 246959
harry.bethell@knightfrank.com

Knight Frank Cheltenham
123 Promenade
GL50 1NW

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2026. Photographs and videos dated May 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.