

Development Opportunity

Warwick Place, Cheltenham, GL50 4DW

£60,000
Guide Price



Warwick Place

Warwick Place sits within a district undergoing meaningful investment and regeneration, forming part of Cheltenham's well-established northern gateway. This site sits just north of the centre of town and benefits from exceptional connectivity, positioned just moments from Cheltenham High Street, and is located on key pedestrian routes that link seamlessly into the town's commercial core and connect key high-footfall venues into town. The area combines historic character with ongoing urban improvement, creating an environment that feels both established and forward-looking.

Events / Culture

Cheltenham's reputation as the cultural capital of the Cotswolds contributes significantly to the vitality of the surrounding streets. Within Cheltenham, a year-round festival calendar to include Cheltenham Jazz, Literature and Science festivals, plus Cheltenham racecourse and all its associated race festivals, music events, a thriving hospitality scene, and a diverse retail mix of independents and well-established retail groups and brands (John Lewis) and ensure consistent activity from residents, professionals, and visitors alike. The district's density supports natural footfall, while nearby amenities, from cafés and independent shops to leisure venues, enhance its day-to-day convenience.

Parking

The site sits adjacent to both the extensive open air car parks of NCP Cheltenham of Portland Street and North Place car park.

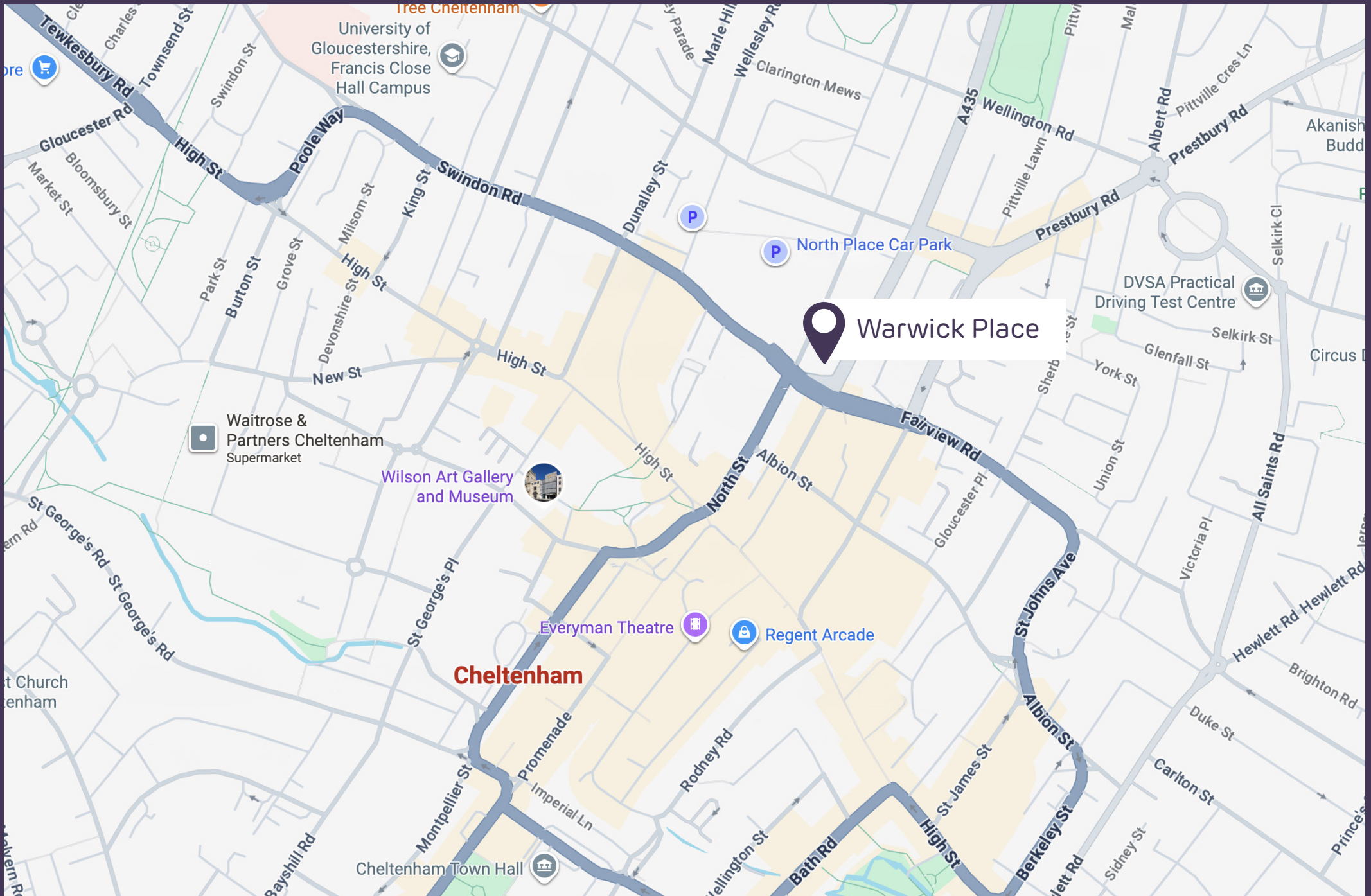
As the town continues to evolve through targeted investment and public realm enhancements, opportunities to purchase centrally located land in such a walkable, accessible pocket of Cheltenham have become increasingly rare. Warwick Place represents a valuable foothold within this dynamic setting whether considered as a strategic long-term holding, a site for future planning exploration, or part of a broader portfolio anchored by strong locational fundamentals. Its positioning ensures enduring appeal as Cheltenham grows and adapts.

Walking Distances and Times

All distances and times are approximate as per Google Maps

- Cheltenham High Street – 4 min walk / 0.2 miles
- The Brewery Quarter & Cineworld – 5 min walk / 0.2 miles
- Cheltenham Promenade – 5 min walk / 0.2 miles
- Regent Shopping Arcade – 6 min walk / 0.2 miles
- John Lewis & Partners Cheltenham – 7 min walk / 0.3 miles
- Montpellier Cheltenham – 12 min walk / 0.6 miles
- Cheltenham Town Hall – 12 min walk / 0.5 miles
- Cheltenham Cricket Club Grounds – 13 min walk / 0.6 miles
- Pittville Park & Pittville Pump Room – 13 min walk / 0.6 miles
- Cheltenham Town Football Club – 15 min walk / 0.6 miles
- University of Gloucestershire, Pittville Student Village – 20 min walk / 0.9 miles
- Cheltenham Racecourse – 22 min walk / 1 mile (Warwick Place is situated on the main walking route for crowds moving from the racecourse into the centre of town on foot)





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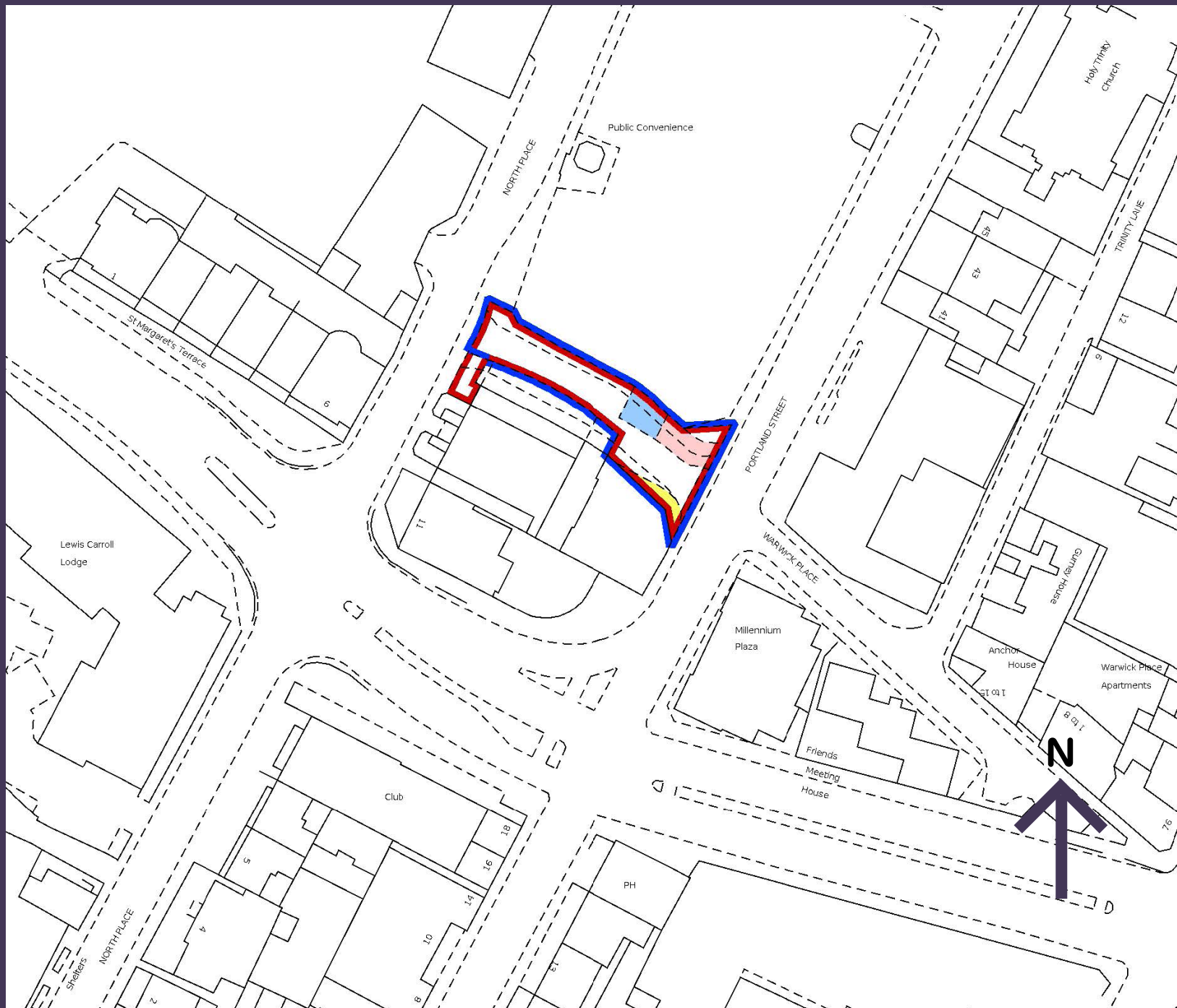
Situated just off North Place, this centrally located parcel of land offers a rare opportunity to acquire an urban site in one of Cheltenham's most accessible and amenity-rich areas. Only 0.2 miles from The Brewery Quarter, the location places the plot within immediate reach of one of the town's busiest leisure and dining destinations, benefiting from strong visibility, consistent activity, and established pedestrian flows.

The site's proximity to Cheltenham High Street, Portland Street and major public transport routes further reinforces its strategic positioning. Surrounding uses include a blend of residential, commercial, hospitality and leisure, creating a lively and diverse backdrop that continues to draw both local and visitor footfall. This mix supports the long-term relevance of the location within Cheltenham's urban ecosystem.

With no current planning permission, the site offers a clean, uncluttered starting point for purchasers seeking flexibility. Alongside its long-term investment, the land can also lend itself to a variety of meanwhile or interim uses such as car parking, food vendors, street-food pitches, or small-scale pop-up activity, subject to the necessary consents. Whether held for future planning exploration or integrated into a wider town-centre portfolio, its fundamentals — centrality, connectivity and an established amenity base — form a compelling foundation.

As opportunities to secure land in such a prominent, walkable part of Cheltenham become increasingly limited, Warwick Place stands out as a well-positioned and versatile acquisition within a continually evolving district.





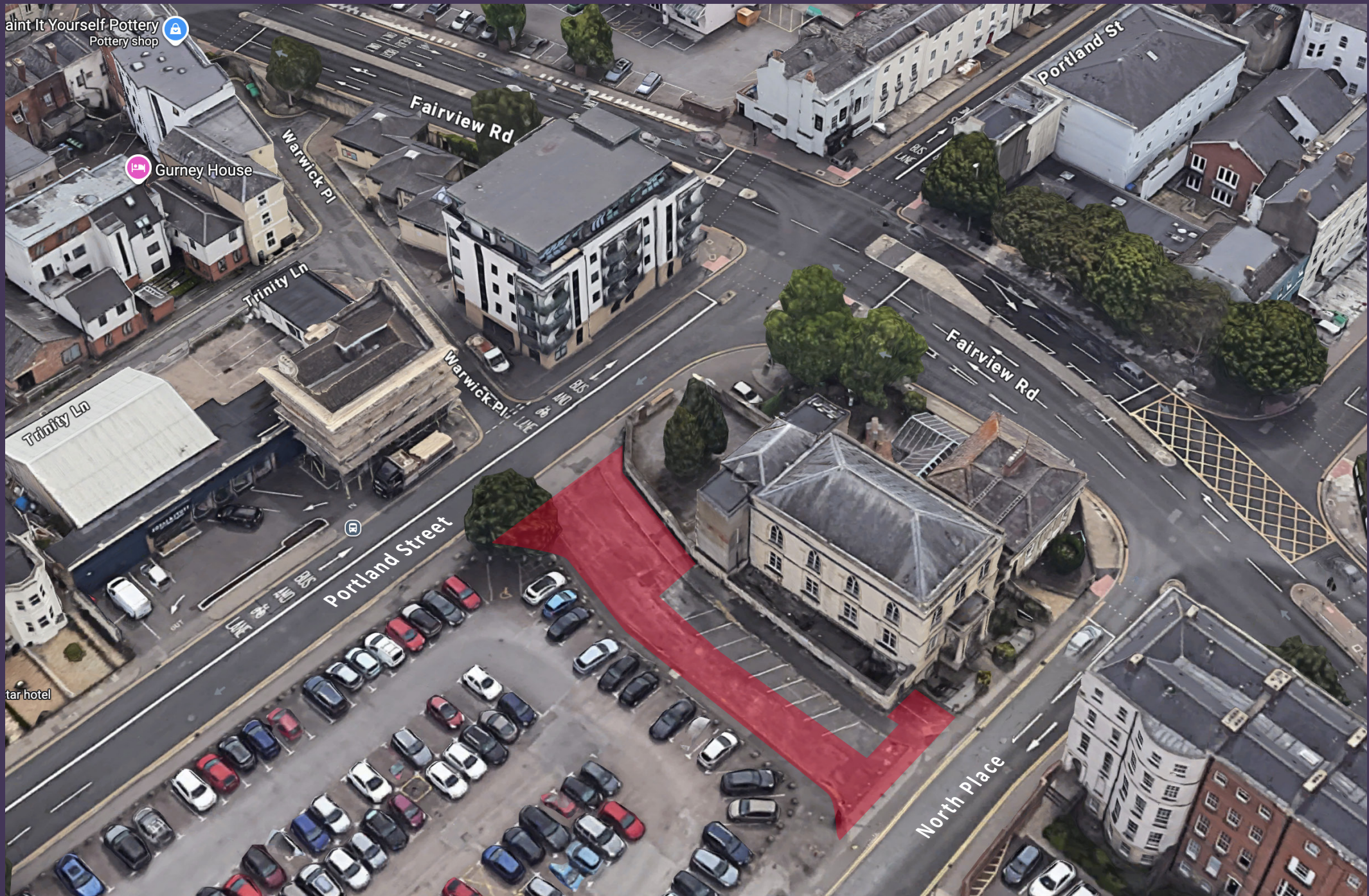
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aint It Yourself Pottery
Pottery shop

Gurney House

Fairview Rd

Portland St

Warwick Pl

Trinity Ln

Warwick Pl

Fairview Rd

Trinity Ln

Portland Street

tar hotel

North Place







Partners in Property

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