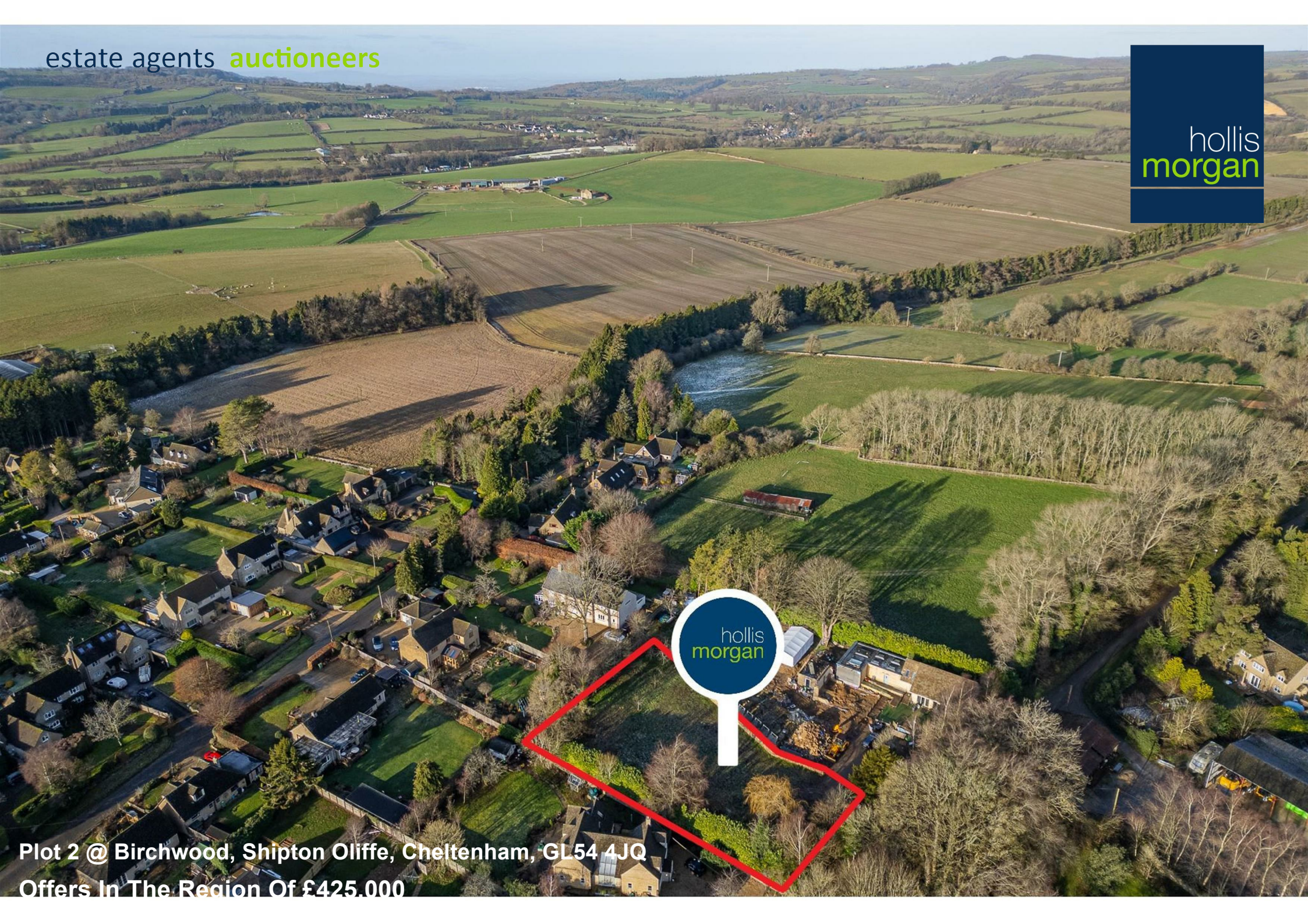


estate agents **auctioneers**



Plot 2 @ Birchwood, Shipton Oliffe, Cheltenham, GL54 4JQ
Offers In The Region Of £425,000

Hollis Morgan Land & Development - Freehold 0.41 ACRE BUILDING PLOT with PLANNING GRANTED to erect a DETACHED 5 BED HOUSE (3,150 Sq Ft) in sought after Village Location.

- ATTRACTIVE VILLAGE LOCATION
- FREEHOLD BUILDING PLOT
- PLANNING CONSENT GRANTED
- PROPOSED DETACHED 5 BED HOUSE
- GUIDE PRICE: £425,000 TO £450,000
- OFFERS INVITED
- LEGAL PACK READY FOR IMMEDIATE EXCHANGE
- EXTENDED 12 WEEK COMPLETION

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 arranged over 3 floors.

PLANNING AMENDED

The original planning consent has been successfully amended via a Variation to the Approved Drawings (25/02773/FUL). The approved plans have an internal area for Plot 2 of 3150 SqFt / 292.7 SqM

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.

CIL

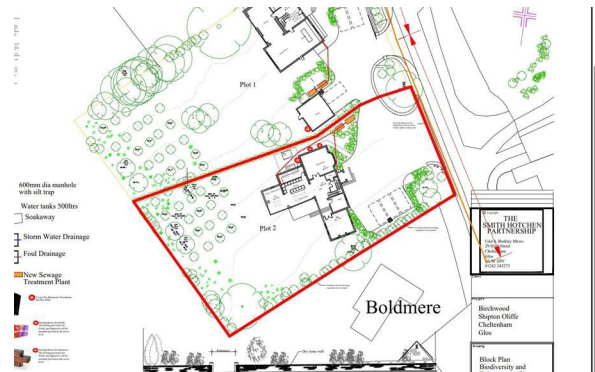
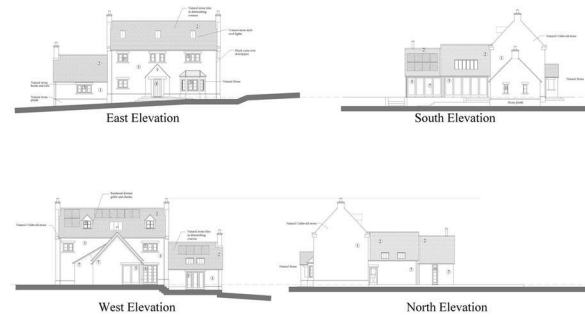
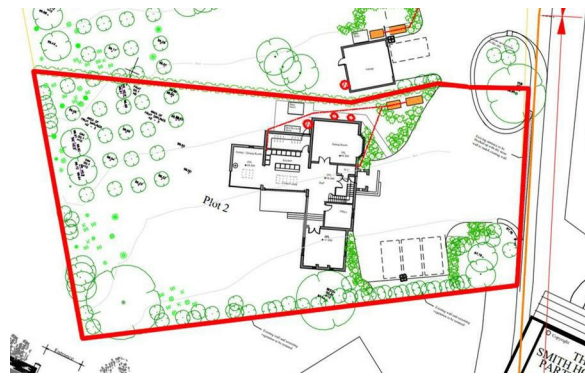
The Community Infrastructure Levy due for this plot is estimated to be circa: £28,158.48.

The total CIL Liability for the amended plans within the approved application ref 25/02773/FUL is £65,385.35, however based on the pro-rata size of the proposed dwelling on Plot 2 (292.68 SqM) the share is £28,158.48,

Buyers looking to develop this as a Self Build should investigate Self Build CIL Exemption, which could be applied for before construction starts on the plot.

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

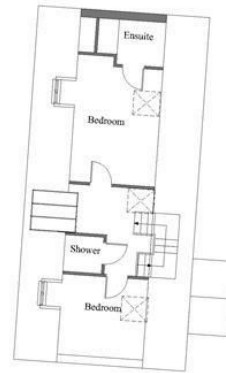




Ground Floor Plan



First Floor Plan



Second Floor Plan

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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