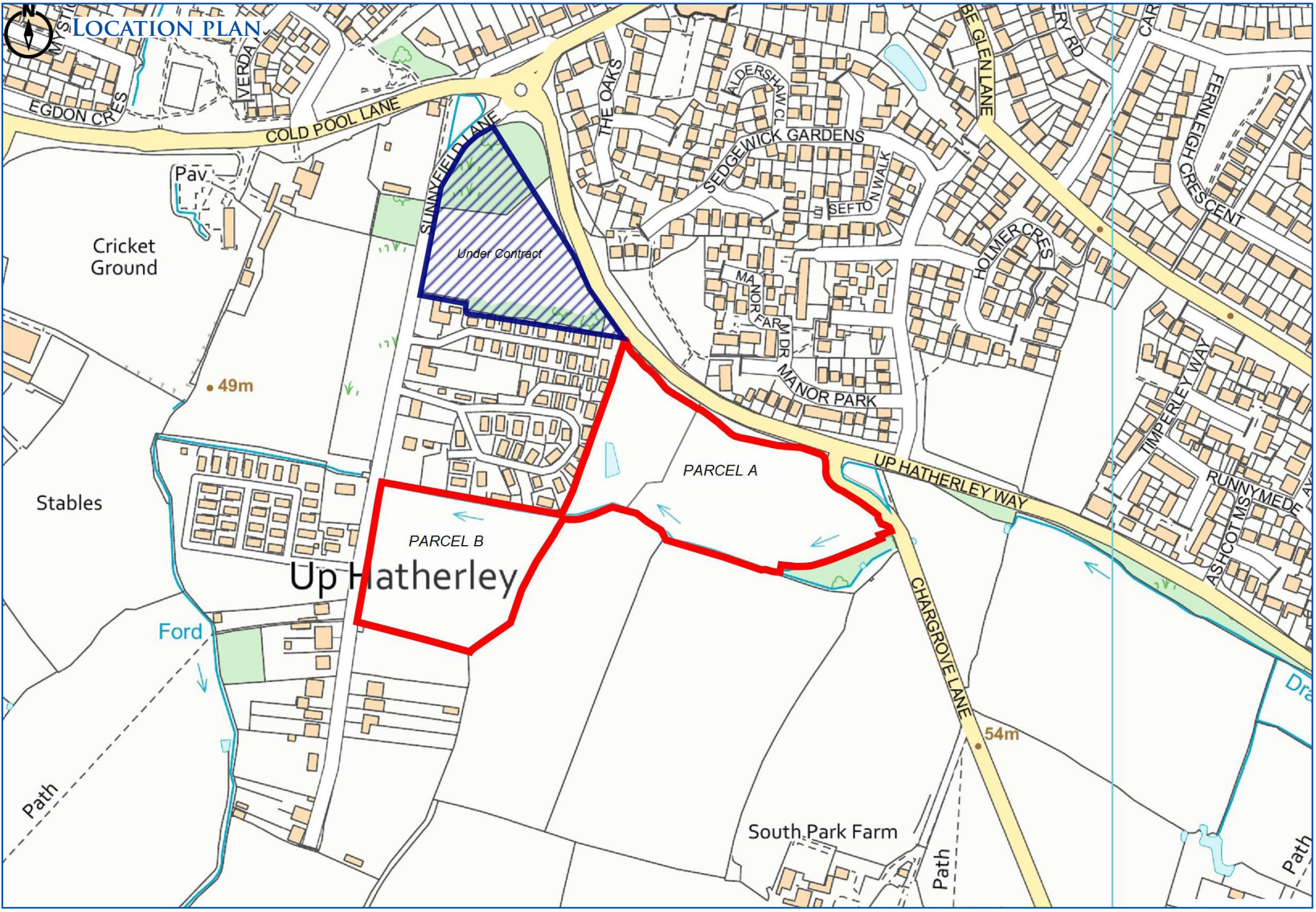


LAND OFF UP HATHERLEY WAY

UP HATHERLEY, CHELTENHAM, GLOUCESTERSHIRE



LOCATION PLAN



STRATEGIC LAND OFF UP HATHERLEY WAY, CHELTENHAM, GL51 3DY

STRATEGIC LAND OPPORTUNITY – INVITING OPTION / PROMOTION PROPOSALS

- Edge-of-settlement location at Up Hatherley, Cheltenham
 - The land is split into two parcels:
 - Parcel A: approx. 2.16 hectares (5.33 acres) – Local Planning Authority: Tewkesbury Borough Council
 - Parcel B: approx. 1.46 hectares (3.598 acres) – Local Planning Authority: Cheltenham Borough Council
- Within the Gloucester, Cheltenham and Tewkesbury Green Belt designation
- The land could potentially be considered 'grey belt', but all parties are advised to take their own planning and professional advice
- Proposals invited from developers/promoters to enter into option or promotion agreement terms, subject to contract and planning

Interested parties are invited to submit proposals on an option or promotion basis, supported by evidence of relevant experience and deliverability.

SITE INFORMATION

Land off Up Hatherley Way, Cheltenham comprises a strategic land opportunity on the edge of Cheltenham, split into two parcels. Parcel A extends to approximately 2.16 hectares (5.33 acres) and falls within the administrative area of Tewkesbury Borough Council. Parcel B extends to approximately 1.46 hectares (3.598 acres) and falls within the administrative area of Cheltenham Borough Council.

The site is offered to the market to invite option agreement and/or promotion agreement proposals, with interested parties expected to undertake their own due diligence.

PLANNING CONTEXT AND DEVELOPMENT POTENTIAL

The site lies within the Gloucester, Cheltenham and Tewkesbury Green Belt designation. The planning position will require careful assessment, including Green Belt policy considerations and any relevant emerging policy and material considerations.

The land could potentially be considered 'grey belt'; however, this is a matter for detailed planning analysis and professional judgement. Interested parties are strongly advised to take independent planning, technical, and legal advice and to satisfy themselves as to the prospects of securing an acceptable planning consent and deliverable scheme.

SERVICES

Interested parties must make and rely upon their own enquiries regarding the availability, capacity, routing, and cost of connections to all mains services and utilities, together with any necessary off-site works.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

Parties should be aware that a public right of way crosses the site. The land is to be offered subject to, and with the benefit of, all existing wayleaves, easements, covenants, and all public and private rights of way, whether or not referred to in these particulars.

VAT

The VAT status of the land is to be confirmed. Interested parties must satisfy themselves as to any VAT implications.

INVITATION OF OFFERS – SUBJECT TO PLANNING TERMS

The site is available for promotion via an option or promotion agreement and parties are invited to submit terms as follows:

- Type of agreement
- Percentage – discount/share of proceeds
- Premium payment(s) to landowner
- Term(s) of agreement/longstop
- Any deductible costs and caps
- Minimum price per gross acre
- Planning strategy
- Confirmation of payment of landowner's professional fees (agent and legal)

EXPRESSIONS OF INTEREST

To register interest and receive the information pack and sales process updates, please contact the agent using the details below.

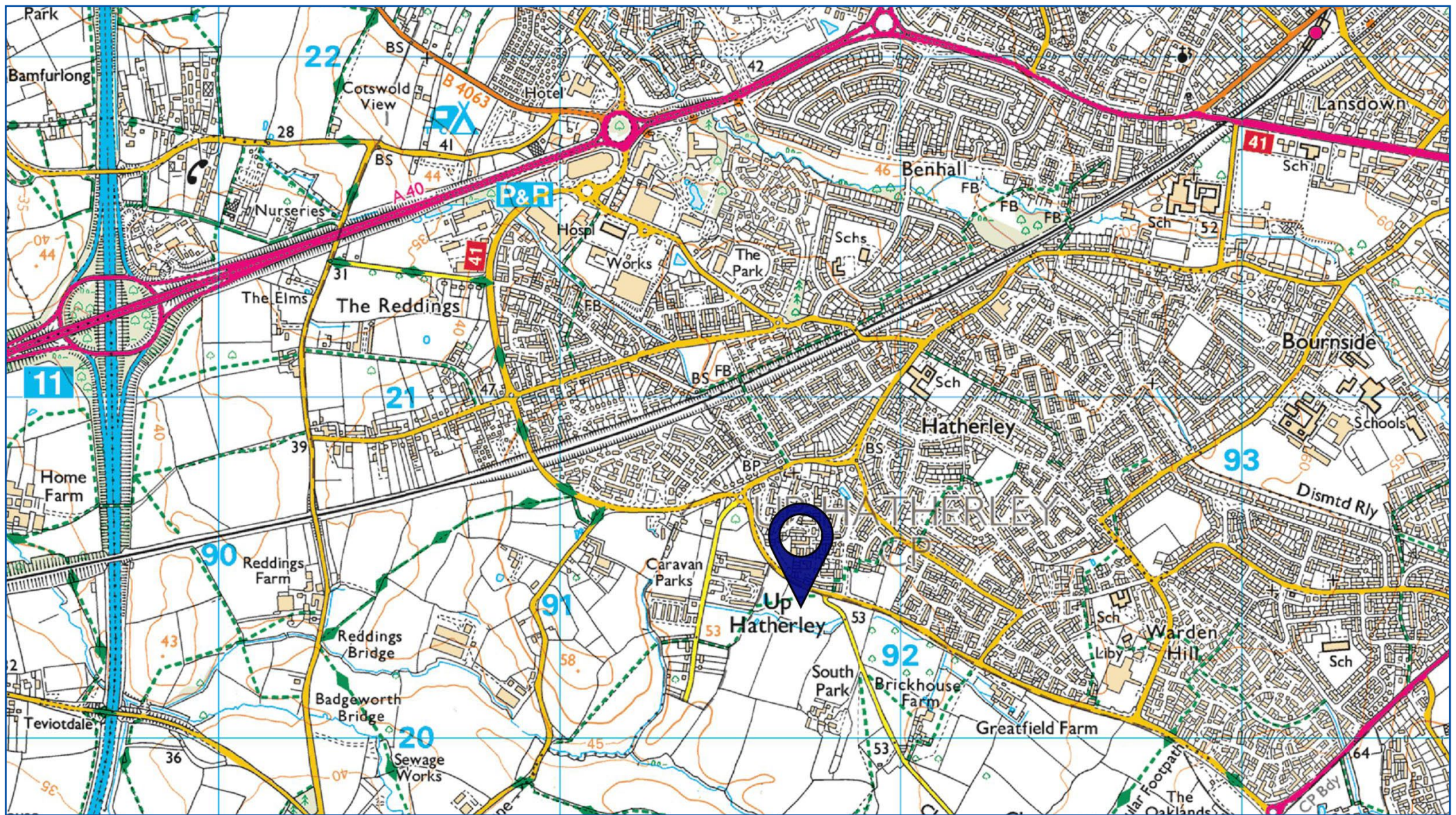
VIEWING ARRANGEMENTS

The land may be viewed from the public highway. Viewings may be carried out during daylight hours only. Interested parties entering the land do so entirely at their own risk and must take appropriate care.

AGENT CONTACT

For further details, please contact:

Stuart Leaver BSc (Hons) MSc MRICS FAAV



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