

# DEVELOPMENT OPPORTUNITY

Land adjacent to Millham House, Evesham Road, Bishops Cleeve, Cheltenham, Glos, GL52 8SA  
Approximately 0.72 Acres (0.29 Hectares)



*Plan is for indicative purposes.*

**FOR SALE**

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## LOCATION

The site is located to the northern edge of the village of Bishops Cleeve, Gloucestershire. The large village lies at the foot of Cleeve Hill, the highest point in the Cotswolds. The village benefits from several independent shops and two large supermarkets. There are also many local businesses, 3 schools and a range of sporting facilities.

A regular bus service is available from Bishops Cleeve, which provides connectivity to the surrounding villages & towns. The A435 that passes through the centre of the village, enables direct access to Cheltenham to the south and the wider Cotswolds region. J9 (north & south) of the M5 motorway is located approximately 6 miles to the north. For further amenities, the Cotswold town of Cheltenham Spa is approximately 3.5 miles to the south, where there are additional restaurants, schools, retail and leisure facilities along with the nearest train station, with connections to London Paddington in approximately 2 hours.

## DESCRIPTION

The site extends to approximately 0.71 acres (0.29 hectares) comprising a vacant parcel of grassland with fruit trees. The land falls gently from the north towards South Stream which flows along the southern boundary of the site and into which the site currently drains. Beyond the southern boundary is a grass verge which adjoins the Evesham Road. To the eastern edge of the site is a track which forms the access to Millham House, having previously served the land to the north which has now been developed by Kendrick Homes. Set within the site, although not land-locked is Millham House, which is also owned by the landowners and is being sold separately. The dwelling is screened from the site by the boundary hedging and walls of the garage. The western boundary abuts the garden to a residential dwelling, marked by an intermittent hedge and fence. Directly to the north of the site is a 26 no. unit scheme by Kendrick Homes, known as 'Horizons'.

The Environment Agency's flood zone mapping shows that the site lies within Flood Zone 1 (lowest probability of flooding).

## PLANNING APPROVALS

The subject site is situated within the planning jurisdiction of Tewkesbury Borough Council. Planning Policy is covered by the Tewkesbury Borough Plan 2011-2031 which was adopted on the 8th of June 2022. Cheltenham Borough Council, Gloucester City Council and Tewkesbury Borough Council are producing a Strategic and Local Plan (SLP) which will provide an overarching planning strategy, with the Regulation 18 consultation currently being reviewed. The Preferred Options review is anticipated to be undertaken in 2025. Regulation 22 submission is anticipated to be November 2026.

The site planning history is outlined below:

- **15/00417/FUL** - Proposal for 2 no. dwelling houses (Use Class C3) together with associated hard and soft landscaping, drainage and access. *Approved on the 24th of November 2015. This consent lapsed.*
- **24/0021/FUL** - Construction of 2x dwellings with associated works including drainage and access. *This application has been withdrawn.*

## SERVICES

Foul water is to be attenuated to the adopted manhole to the south of the site and surface water attenuated to South Stream, also to the south of the site. A sewer easement runs along the western boundary that serves the development land to the north. It was agreed that any development on the subject site could connect into this apparatus for up to 5 no. units. We recommend purchasers satisfy themselves as to services.

## CIL

For sites of 10 dwellings and under in Tewkesbury Borough, the CIL rate is £104/sqm, subject to indexation. The latest indexed figure for 2025 is £126.29/sqm.

## LEGAL

An abortive legal undertaking will be requested. If the sale progresses as intended each party is to be responsible for its own legal costs. If the purchase is conditional on planning, a non-refundable deposit will be sought. The purchaser is to contribute **£5,000 + VAT** towards Bruton Knowles fee, payable at exchange.

## METHOD OF SALE

The site is offered For Sale by Informal Tender.

Offers are invited on an Unconditional or Conditional 'Subject to Planning' basis. A Tender Form is available upon request.

Tenders should be submitted to Harry Breakwell by email to: [harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)

Offers are to be submitted prior to Noon on **Tuesday 12<sup>th</sup> August 2025**.

## VAT

We understand that VAT will be applicable on the sale

## VIEWINGS

Viewings strictly by appointment only via Bruton Knowles.

**SUBJECT TO CONTRACT – JULY 2025**

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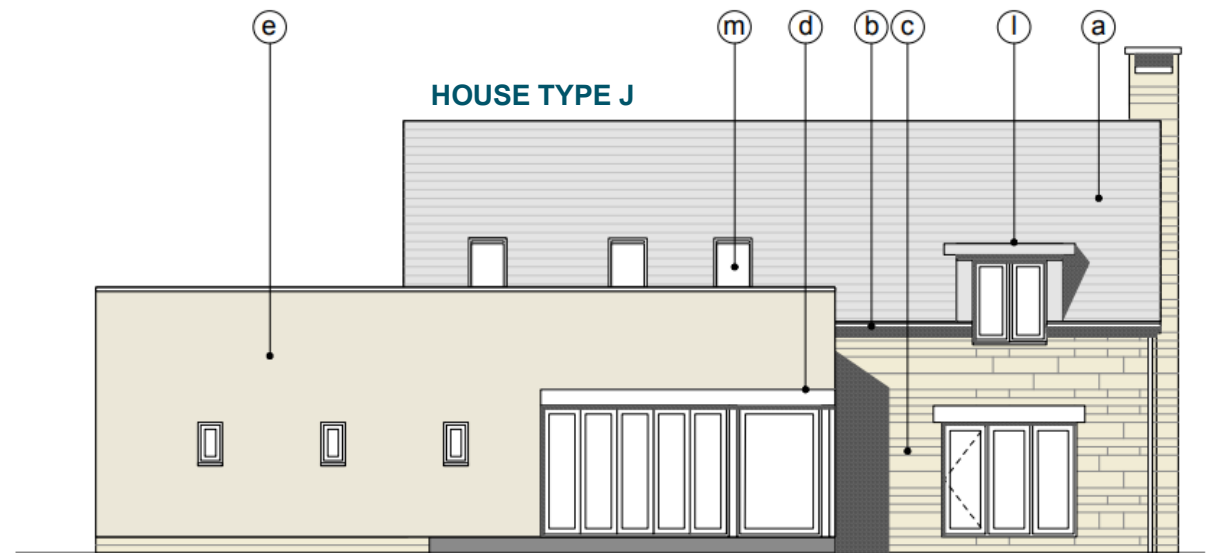
## PROPOSED SCHEME FOR THE LAPSED CONSENT

The proposed scheme comprised 2 no. detached 5-bedroom dwellings set back behind the existing dwelling, Millham House, with one having a detached garage and the other having an integral garage.

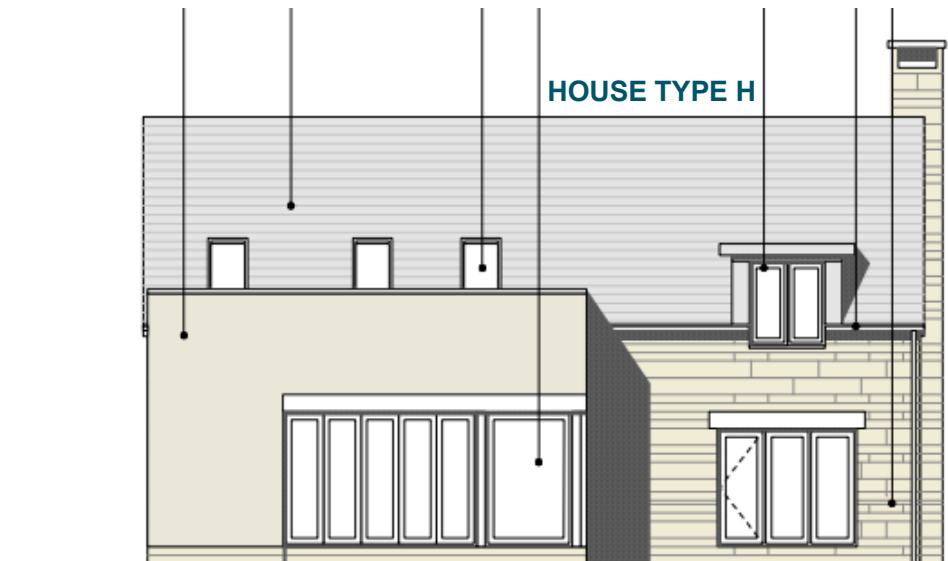
The properties would be accessed via the existing track which would be extended and resurfaced with asphalt. The main facade was to be finished in local limestone with dressed stone surrounds to openings and painted timber windows and doors with the roof finished in slate with painted metal rainwater pipes.

### Accommodation Schedule:

Plot	Storeys	Bedrooms	Sq.m. (GIA)	Sq.ft. (GIA)
House Type J	2	5	242.0	2,605
House Type H	2	5	221.3	2,383
<b>Total</b>			<b>463.3</b>	<b>4,987</b>



01 north elevation



01 north elevation

Not to scale.

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## Contact:

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## Gloucester office:

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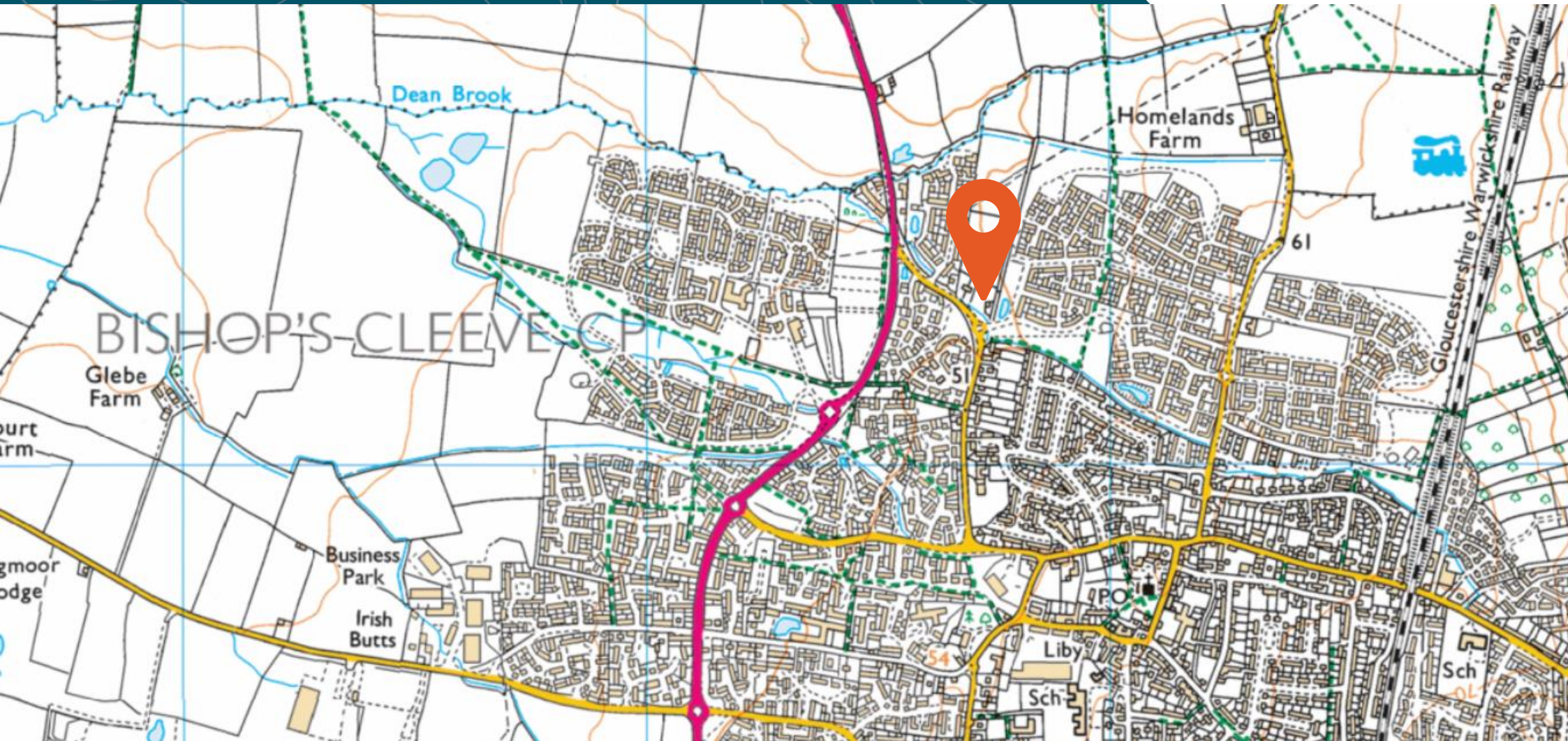


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