

Land for Sale in Cheltenham

Gambles Lane, Woodmancote,
Cheltenham, Gloucs, GL52 9PU

Lot 0	2.26 acres, SOLD
Lot 1	2.71 acres, SOLD
Lot 1A	4.00 acres, SOLD
Lot 1B	10.16 acres, SOLD
Lot 1C	2.74 acres, SOLD
Lot 2	8.13 acres, SOLD
Lot 3	5.51 acres, SOLD
Lot 3A	2.61 acres, SOLD

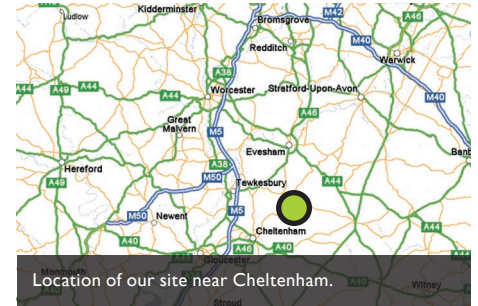
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Extensive development to the west of the site.



One of the site entrances from Gambles Lane.



Location of our site near Cheltenham.

Location

The land is situated in Gambles Lane which is a country road leading up from Southam/Woodmancote road to Cleeve Hill.

The site benefits from mature hedging on several sides and provides an excellent opportunity to acquire a well-located holding close to Cheltenham. There are three access points on to the lane from Gambles Lane.

Location adjacent to existing development, the site would be suitable for grazing and equestrian use.

Planning

The land is being offered for sale without the benefit of planning permission and any future development would be subject to gaining the appropriate planning consents.

Services

- 5.1 miles to Cheltenham Railway Station
- 4.4 miles to M5 motorway, providing fast links to Gloucester and Birmingham
- It is understood that water and mains electricity are available but prospective purchasers must make their own enquiries as to the suitability of these services for their use.

Development Uplift Clause

An uplift clause will apply on Lot 0, Lot 1B, Lot 4, Lot 5 and Lot 6 for a period of 21 years from the date of completion. The uplift clause would be triggered should any planning be obtained for anything other than agricultural/equestrian use in which case 25% of the net uplift in value would be due to the current vendors or their successors in Title.

Easements

The land is affected by public footpaths and prospective purchasers will note that recently a Severn Trent Water main has gone through the land. The land has been reseeded but any compensation monies that are still outstanding will remain in the ownership of the vendors.

Local Authorities

Gloucestershire County Council,
Shire Hall, Westgate Street,
Gloucester, GL1 2TG,
Telephone: 01452 425000.

Tewkesbury Borough Council,
Council Offices, Tewkesbury,
Gloucestershire, GL20 5TT,
Telephone: 01684 295010.