

# New House, Pheasant Lane, Staverton, Gloucestershire, GL51 0XX

- Detached house set in an under-utilised plot
- 0.38 hectares | 0.94 acres
- Permission in Principle for up to 5 dwellings

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PROPERTY CONSULTANTS



# Summary

## Development Opportunity

- Accessible location between Cheltenham and Gloucester.
- Existing house set in an under-utilised plot - approximately 0.94 acres (0.38 hectares).
- Level site with established perimeter landscaping.
- Permission in Principle for the construction of up to 5 dwellings.
- Alternative options include retaining the house together with new build.
- Immediate availability.



# Location

## Location

The property is situated on Pheasant Lane adjacent to the junction with the B4063 (Cheltenham Road East). The latter provides access to the Cheltenham, Gloucester and Junction 11 of the M5 via the Golden Valley (A40).

The Hatherley Brook is to the rear of the site.



**Golden Valley**



**0.85 miles**

**Cheltenham Town Centre**



**3.25 miles**

**Gloucester City Centre**



**6 miles**

**Junction 11 M5**



**1.6 miles**

# Description

The property provides a substantial detached dwelling situated on an under-utilised plot.

The dwelling has brickwork elevations incorporating double glazing beneath a pitched roof with tile coving. There is a conservatory and a first floor balcony.

Internally the accommodation comprises entrance hall with staircase and cloakroom, lounge/diner, kitchen, study/reception 2, and an ensuite bedroom at ground floor. The first floor comprises landing, master ensuite bedroom, 2 further bedrooms, bathroom and separate w/c.

The plot is served by a gated drive leading to external parking spaces and a patio. The remainder is laid to lawn and there are established perimeter hedges and trees.

The Permission in Principle allows for the construction of up to 5 dwellings (demolition of the existing dwelling). The approximate site area is calculated at 0.94 acres (0.38 hectares).

Prospective purchasers should note that the eastern boundary may be subject to realignment.

## Services

We are advised that all mains services are either connected or available from the public highway.

The prospective purchaser should make their own enquiries of the relevant utility provider in respect of service capacity for the proposed development.

## Planning

The site benefits from Permission in Principle for the construction of up to 5 dwellings (Ref: 23/00688/PIP - 11 October 2023).

The Local Planning Authority is Tewkesbury Borough Council (telephone 01684 295010/272151).





# Title | Price/Terms | Information Pack

## Information/Technical Pack

The Sharefile/data room includes the following:

- Site location plan
- Delegated Report
- Planning Statement
- Planning Approval (Permission in Principle)
- Topographic Site Survey
- Flood Risk Technical Note
- Illustrative Scheme Layout for 5 dwellings
- Responses from various parties.

## Tenure

The site is owned freehold (Title No GR120386).

We have not had sight of the full title documentation and parties/legal advisors should rely on their own investigations.

## Price

Offers in excess of £650,000.

## Terms

Sale of the freehold interest with vacant possession upon completion.

Financial and accountancy references may be sought from any prospective purchaser prior to agreement of terms.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.







# ▶ Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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