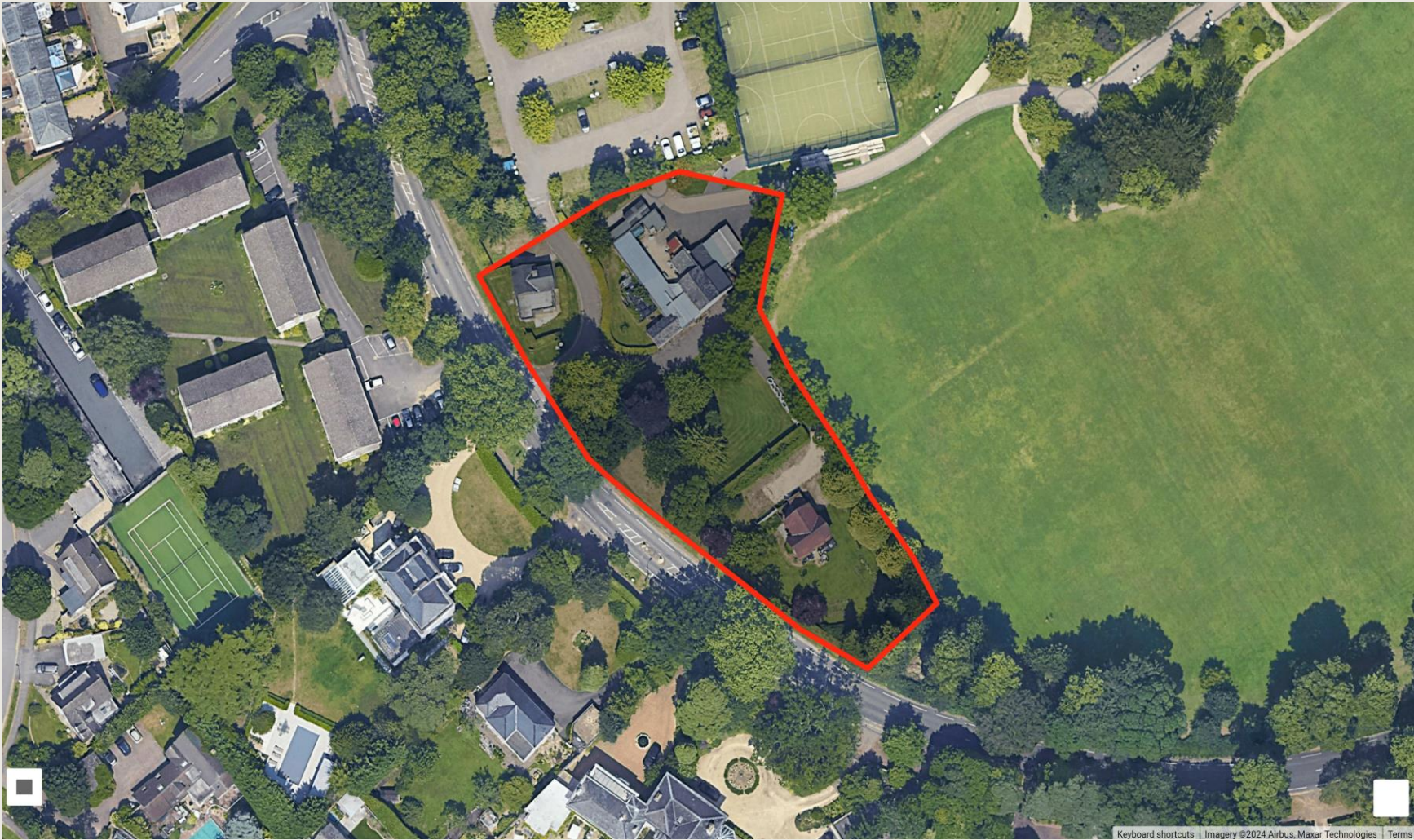


Land at Park Campus
The Park
Cheltenham
GL50 2RH

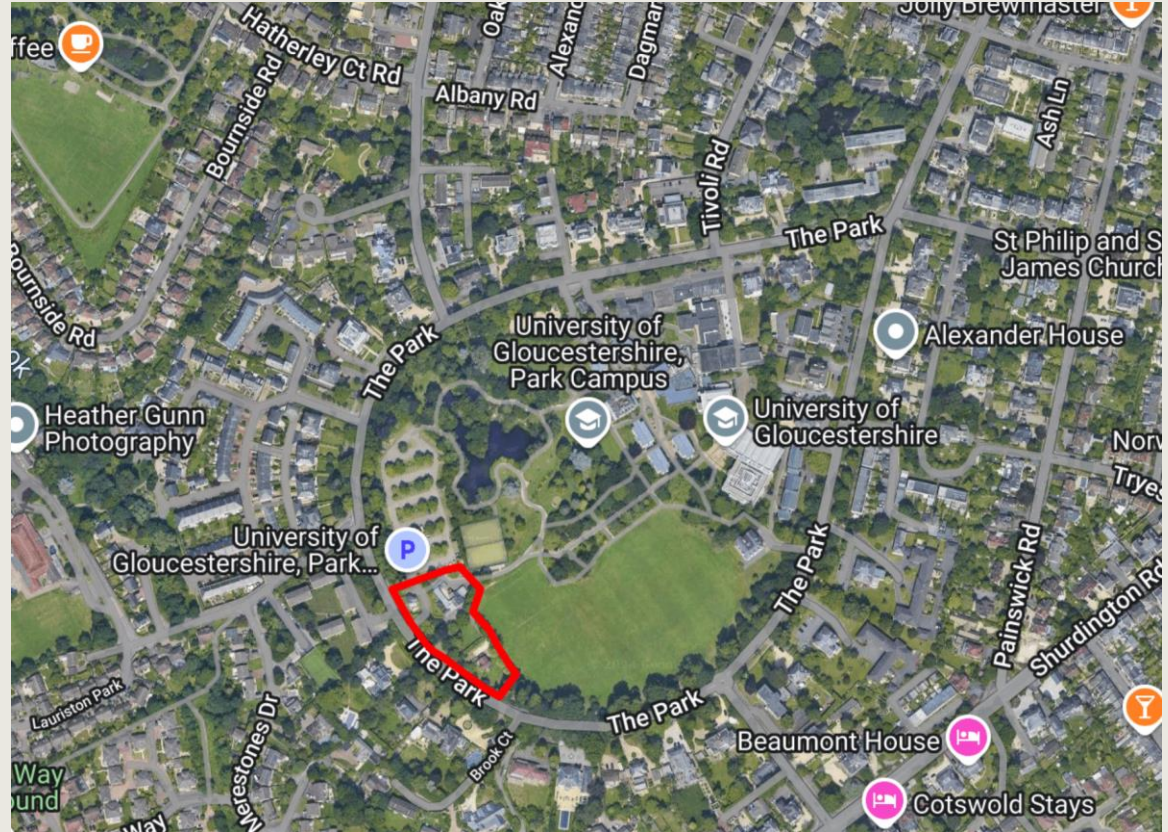
Exclusive residential development opportunity



Land at Park Campus, The
Park, Cheltenham

The Opportunity

- Exclusive development opportunity on The Park, Cheltenham
- Rare opportunity to acquire a development site in one of the most exclusive areas of Cheltenham.
- Three existing buildings with a number of outbuildings
- Opportunity for refurbishment or new build development subject to planning
- Total site area of approximately 1.1 acres
- Offers are invited on an unconditional basis for the whole site or for Parcel 1 the Farmery Buildings including Farmery Lodge and Parcel 2 Broadlands Lodge on an individual basis.



Location

Cheltenham is a vibrant and highly desirable town celebrated for its regency architecture, excellent amenities, and an outstanding quality of life. The town is well known for its annual festivals, including literature, jazz, and horse racing.

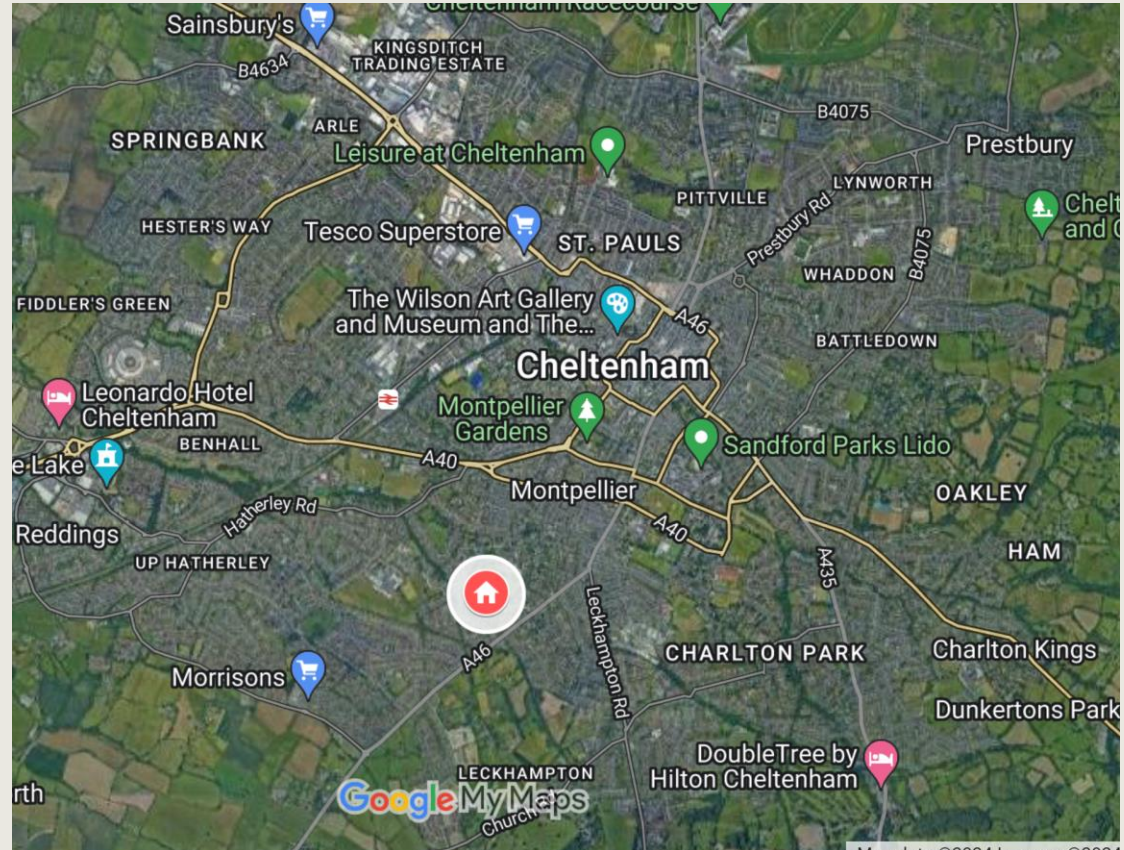
Cheltenham boasts a wide range of schooling options, including top-rated state and independent schools, making it particularly attractive to families. Its town centre combines an elegant mix of independent boutiques, high-street retailers, fine dining, and bustling cafés, set against a backdrop of beautifully maintained parks and gardens.

The site is located on The Park, one of Cheltenham's most desirable postcodes. The Park is a tranquil residential area, renowned for its distinguished character and highly sought-after location. The area primarily comprises substantial villas, complemented by a selection of refined apartments.

Tivoli is conveniently situated next to The Park, offering a charming selection of independent shops and cafés. Additionally, the vibrant shopping and dining hubs of Montpellier and The Promenade are located just 0.5 miles away, providing an appealing array of shops and amenities.

Cheltenham benefits from excellent transport links. The town is strategically positioned near the M5 motorway, providing convenient access to major cities such as Birmingham to the north and Bristol to the south. The A40 and A417 also connect Cheltenham to nearby towns, including Gloucester, Oxford, and the wider Cotswolds area.

For rail travel, Cheltenham Spa station offers frequent services to key destinations, including London Paddington, Bristol, Birmingham, Cardiff, and Manchester.



Existing Site

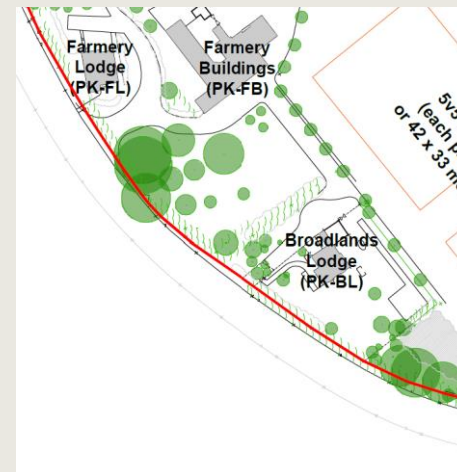
The site measures approximately 1.1 acres and comprises three existing buildings: The Farmery, Farmery Lodge and Broadlands Lodge.

The Farmery comprises a collection of buildings, predominantly single-storey with a two-storey section. They have a total footprint of approximately 3,817 sq. ft GIA.

Farmery Lodge is a two-storey, red brick building measuring approximately 943 sq. ft. Floor plans and photos of the buildings can be found within the data pack.

Broadlands Lodge is a two-storey, red brick building measuring approximately 937 sq. ft GIA. It sits within a self-contained plot surrounded by mature hedgerow. The plot measures approximately 0.3 acres.

A highways survey and access review has been undertaken, exploring the feasibility of establishing new access points into the area. These proposed access points would create two self-contained sites, which are outlined in greater detail below. The full access review is available in the data pack.



Farmery Buildings & Farmery Lodge (Parcel 1)

The Farmery comprises a collection of buildings, predominantly single-storey with a two-storey section. They have a total footprint of approximately 3,817 sq. ft GIA.

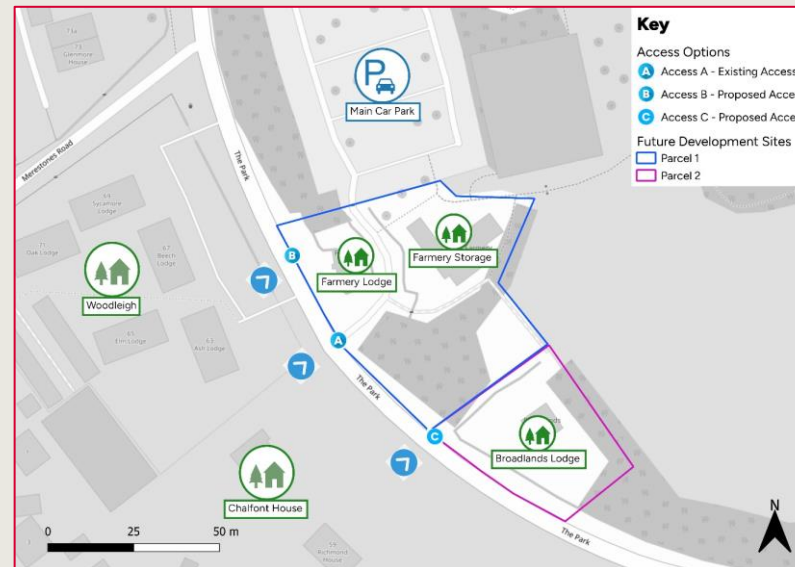
Farmery Lodge is a two-storey, red brick building measuring approximately 943 sq. ft. Floor plans and photos of the buildings can be found within the data pack.

The site area is approximately 0.7 acres. Access is currently shared with the University of Gloucestershire's Park Campus car park, labelled as Access A on the plan to the right of this page.

A detailed highways survey has been undertaken, identifying the possibility of creating a new access, labelled as Access B on the plan. This would enable the creation of a self-contained site measuring approximately 0.7 acres.

The full access review, along with floor plans for The Farmery Buildings and Farmery Lodge, is available in the data pack.

Please note that the boundaries shown in these particulars are indicative only, with the final boundaries to be agreed prior to sale.



Farmery Buildings & Farmery Lodge



Farmery Buildings & Farmery Lodge



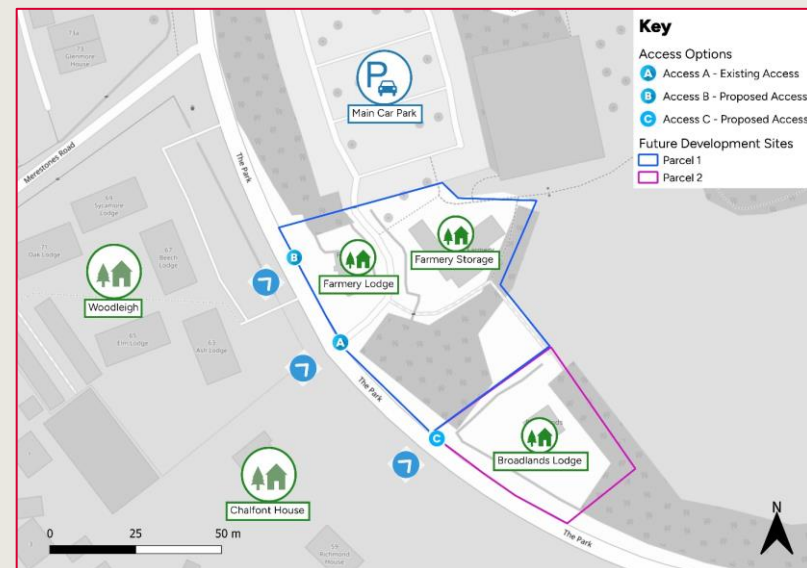
Broadlands Lodge (Parcel 2)

Broadlands Lodge is a detached, two-storey, red brick building measuring approximately 937 sq. ft GIA. It sits within a self-contained plot surrounded by mature hedgerow. The plot measures approximately 0.3 acres.

Access is currently shared with the University of Gloucestershire's Park Campus car park and the Farmery Buildings. A detailed highways survey has been undertaken, outlining the possibility of creating a separate access exclusively for Broadlands Lodge. This would provide direct access onto The Park, creating a self-contained plot.

The proposed access is identified as Access C on the plan to the right of this page. The full access review, along with floor plans for Broadlands Lodge, is available in the data pack.

Please note that the boundaries shown in these particulars are indicative only, with the final boundaries to be agreed prior to sale.



Broadlands Lodge



Further Information

Data Pack

Further information can be made available upon request. This includes access review, site photos and title documents.

Viewings

Viewings are strictly by appointment only with the sole agent Knight Frank. Please contact us for set viewing slots offered to interested parties. Prospective bidders should be aware that inspections are made entirely at their own risk and neither the Vendor nor their Agent accept liability.

VAT

The property is not elected for VAT.

Legal Fees

Each party to be responsible for their own legal costs.

Tenure

The property is being sold Freehold with vacant possession.

Services

We understand that all mains services are available in close proximity to the site. We recommend that prospective purchasers satisfy themselves in respect of the location and capacity of services for their individual scheme proposals.

Method of Sale

The freehold interest of the property is offered for sale by informal tender with offers sought on an unconditional basis.

We are seeking offers for:

1. The whole site or;
2. Either Parcel 1 (The Farmery Buildings and Farmery Lodge) or Parcel 2 (Broadlands Lodge) on an individual basis

A bidding proforma for completion and submission with all offers is provided in the information pack. The deadline for offers is midday 23/01/2025 by email to Ed Bird and Nick More, Knight Frank, details below.

Contacts

Ed Bird

07890 989788

edward.bird@knightfrank.com

Nick More

07811 848994

nicholas.more@knightfrank.com

Knight Frank
5th Floor
Assembly Building B
Cheese Lane
Bristol

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Particulars dated November 2024.

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