

Land at Campden End  
Chipping Campden  
GL55 6EB

Consented residential development opportunity

# The Opportunity

- Exclusive, consented development opportunity within Chipping Campden
- Market town setting with excellent amenities
- Outline planning permission for five houses
- Offers are invited on an unconditional basis



Aerial view



Indicative site layout

Land at Campden End,  
Chipping Campden



# Location

Chipping Campden, often called “the Jewel of the Cotswolds”, is renowned for its beautifully preserved historic townscape and exceptional Cotswold limestone architecture. Its famous High Street, dating from the 12th to 17th centuries, is widely regarded as one of the most attractive in England, celebrated for its elegant terraced buildings, outstanding setting within the Cotswold National Landscape, and near-absence of visual intrusion. Long recognised for its national and international architectural significance, the town attracts visitors from around the world.

## Amenities

The town provides an excellent range of core amenities, including independent retailers, cafés, pubs, and essential services. Its strong town-centre offer reduces reliance on surrounding settlements, while larger commercial centres such as Stratford-upon-Avon, Cheltenham, and Evesham remain easily accessible.

## Education

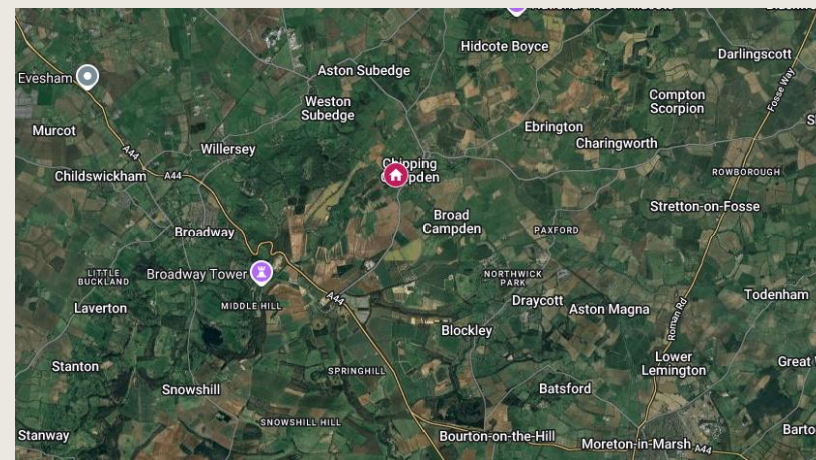
Chipping Campden benefits from well-established schooling provision, including Chipping Campden School, a highly regarded secondary and sixth-form provider that serves a broad catchment across the Cotswolds.

## Transport

Rail connections are available from Honeybourne and Moreton-in-Marsh (approx. 7 and 8 miles respectively), offering direct services to London Paddington (around 90 minutes). Road access is supported by the A44 and A46, linking the area to Stratford-upon-Avon, Evesham, Cheltenham, and other regional centres.

## Setting

Located within the northern Cotswold landscape, the town combines high-quality rural surroundings with a resilient local service base. Its heritage, setting, and strong amenity provision contribute to its status as one of the most sought-after locations in the North Cotswolds



# Planning

## Planning

The site benefits from outline planning permission (25/02239/OUT), granted by Cotswold District Council in November 2025, for the erection of five houses.

## Accommodation

The proposed accommodation comprises five houses totalling up to approximately 10,764 sq ft. The proposed mix includes:

- 3 × four-bedroom dwellings
- 1 × three-bedroom dwelling
- 1 × two-bedroom dwelling

The detailed layout, scale, appearance, and landscaping are to be defined through a Reserved Matters Application.

Further planning and technical details can be found within the information pack which is available upon request.

**Indicative site layout**



# Aerial Views





# Further Information

## Information Pack

Further information including topographical and ecology surveys along with plans can be made available upon request.

## 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.

## Costs

Each party to be responsible for their own costs.

## Tenure

The property is being sold Freehold with vacant possession.

## Legal

The title plan and register can be found within the data pack, along with further information regarding an overage over the site.

## 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.

A bidding proforma for completion and submission with all offers is provided in the information pack. The deadline for offers is midday 19/03/2026 by email to Ed Bird and Will Jordan, Knight Frank, details below.



Indicative sale plan

## Contacts

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