

Southrise, Bushcombe Lane Woodmancote, Cheltenham, GL52 9QL



Exceptional development land with full planning permission for a 3,600 sq.ft architecture designed contemporary home • Stunning views across Cheltenham and open countryside • Just under 2 acres of land • Viewings by appointment only • For sale by private treaty

Guide Price £800,000

Southrise, Bushcombe Lane

Woodmancote, Cheltenham, GL52 9QL

Perry Bishop is incredibly pleased to bring to the market land with full planning permission for a 3,600 sq.ft architecture designed contemporary home.

The land sits below Southrise and extends to just under 2 acres, entering the plot through gates you will find level land where the house will be built, with outstanding views of Cheltenham and open countryside. Undulating land continues to the east with beautiful mature trees, a pond and paddock area. This is an exciting and rare opportunity to build an incredible home in a stunning location.

Planning

The development has a planning application from Tewkesbury Borough Council, planning reference: 21/00630/FUL for the erection of 1 x 4 bedroom dwelling and vehicular access - Land between Southrise and Kerrs Hill, Bushcombe Lane, Woodmancote, Cheltenham, Gloucestershire, GL52 9QL. The planning was permitted on 16th March 2023 and must commence no later than 3 years from the date of this decision notice.

The property will be situated over 3 floors with the main living areas on the first floor taking in the beautiful views.

The ground floor consists of the entrance hall, 3 bedrooms - 1 having dressing room and ensuite, family bathroom, utility and a handy boot room with outside access.

The first floor holds the stunning kitchen with doors out to the courtyard, open plan living dining room with access to the wrap around terrace, principal bedroom with dressing room and WC which also has doors onto the wrap around terrace and stairs up to the principal bathroom.

Location

The plot is situated on Bushcombe Lane, in an elevated spot on the right-hand side, on the slopes of Cleeve Hill within the Cotswolds Area of Outstanding Natural Beauty.

The village benefits from a small selection of everyday amenities including a village shop, primary school and a public house, all are within walking distance of the land.

Woodmancote is just a 15 minute drive from the historic town of Cheltenham and 9 minutes from Prestbury Park Racecourse, Cheltenham is well known for its outstanding schools including Cheltenham Ladies College, Dean Close & Pates Grammar School attracting buyers from all over the world.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services from Kemble and Cheltenham.

Cheltenham is 5 miles - Prestbury Village 2.5 miles - M5 (Junction 10) 6.6 miles.

Services & Tenure

The property is held with freehold title and is not as far as we are aware subject to any leases.

We understand that utilities are within the vicinity and any prospective purchaser should make their own enquires with the relevant utility companies.

Town & Country Planning

Interested parties should make their own enquiries with Tewkesbury Borough Council Planning Department.

Tel: 01684 272151 / www.tewkesbury.gov.uk.

There is a CIL liability of to be paid by the purchaser.

Viewings

Viewings by appointment only. Please contact the Land Department on 01242 246983 to book your appointment.

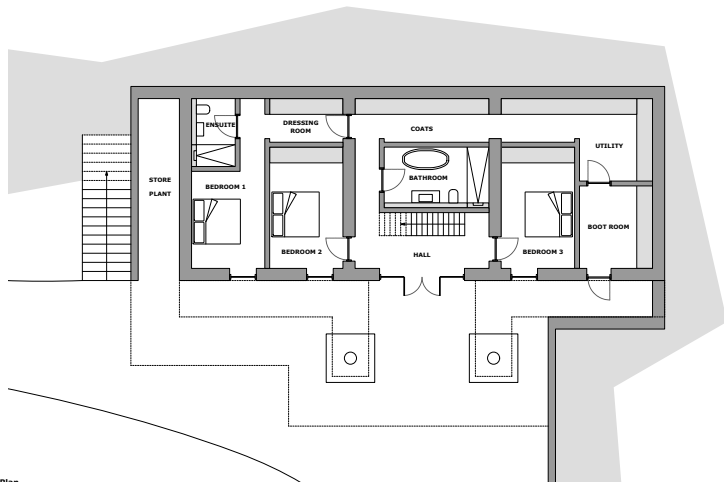
Method of Sale

The land is offered for sale by private treaty with a guide price of £800,000.

Information Pack

Can be downloaded from our website or obtained from the Land Department of Perry Bishop. Please email us at landanddevelopment@perrybishop.co.uk.





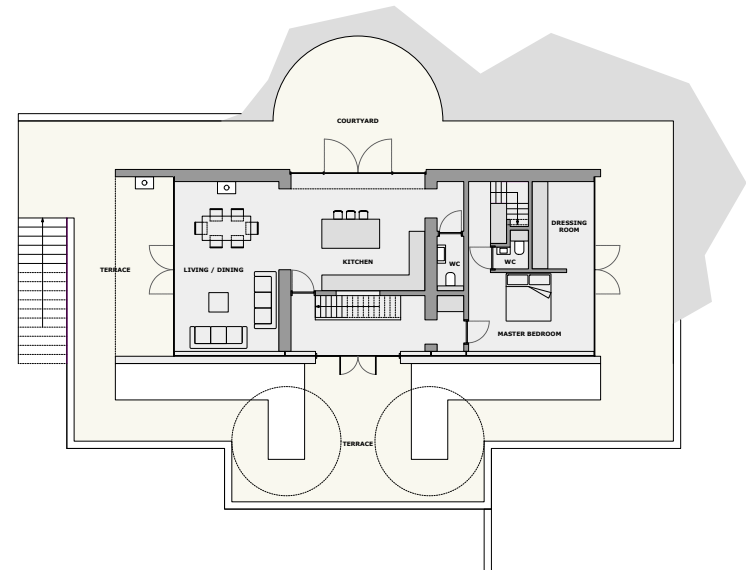
Lower Ground Floor Plan
Scale: 1:50



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Site Name: 15/17/18/19
Client: 15/17/18/19
Architect: Creative Professional Design Ltd
Date: 15/17/18/19
Drawing No: 15/17/18/19
Scale: 1:50



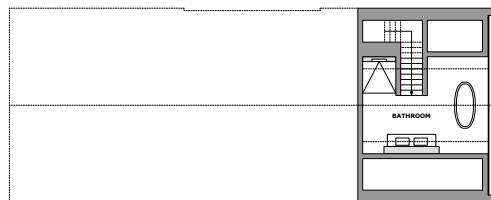
Ground Floor Plan
Scale: 1:50



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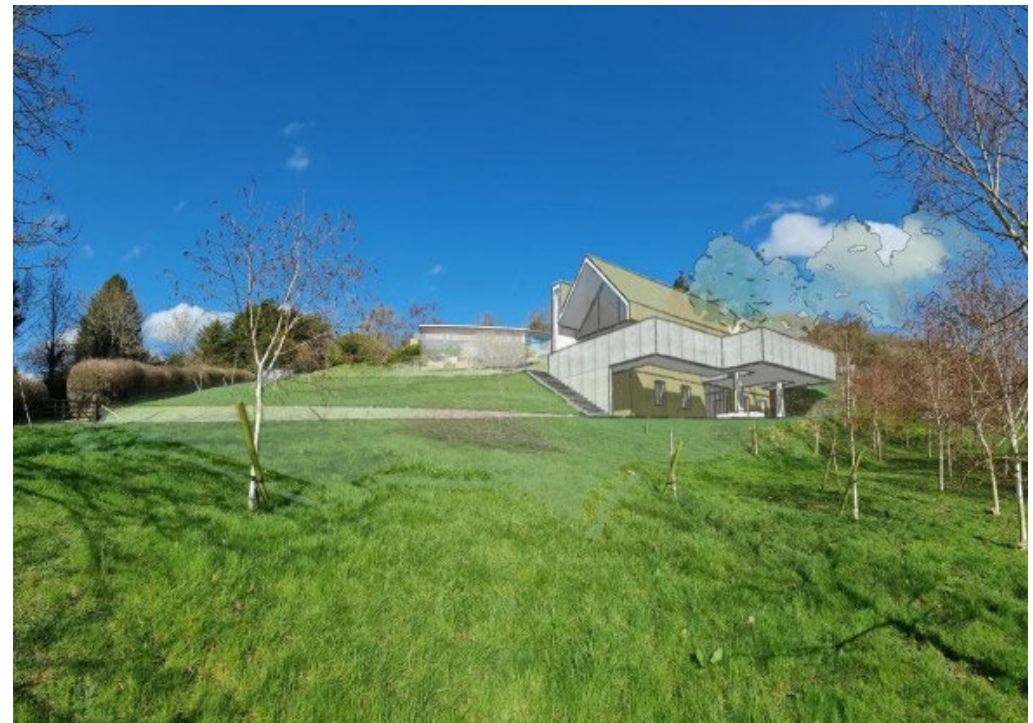
First Floor Plan
Scale: 1:50



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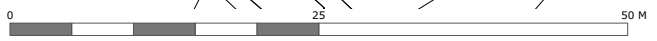


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Site and Block Plan
Scale: 1:200



The contractor or manufacturer is responsible for checking all dimensions and querying any discrepancies.

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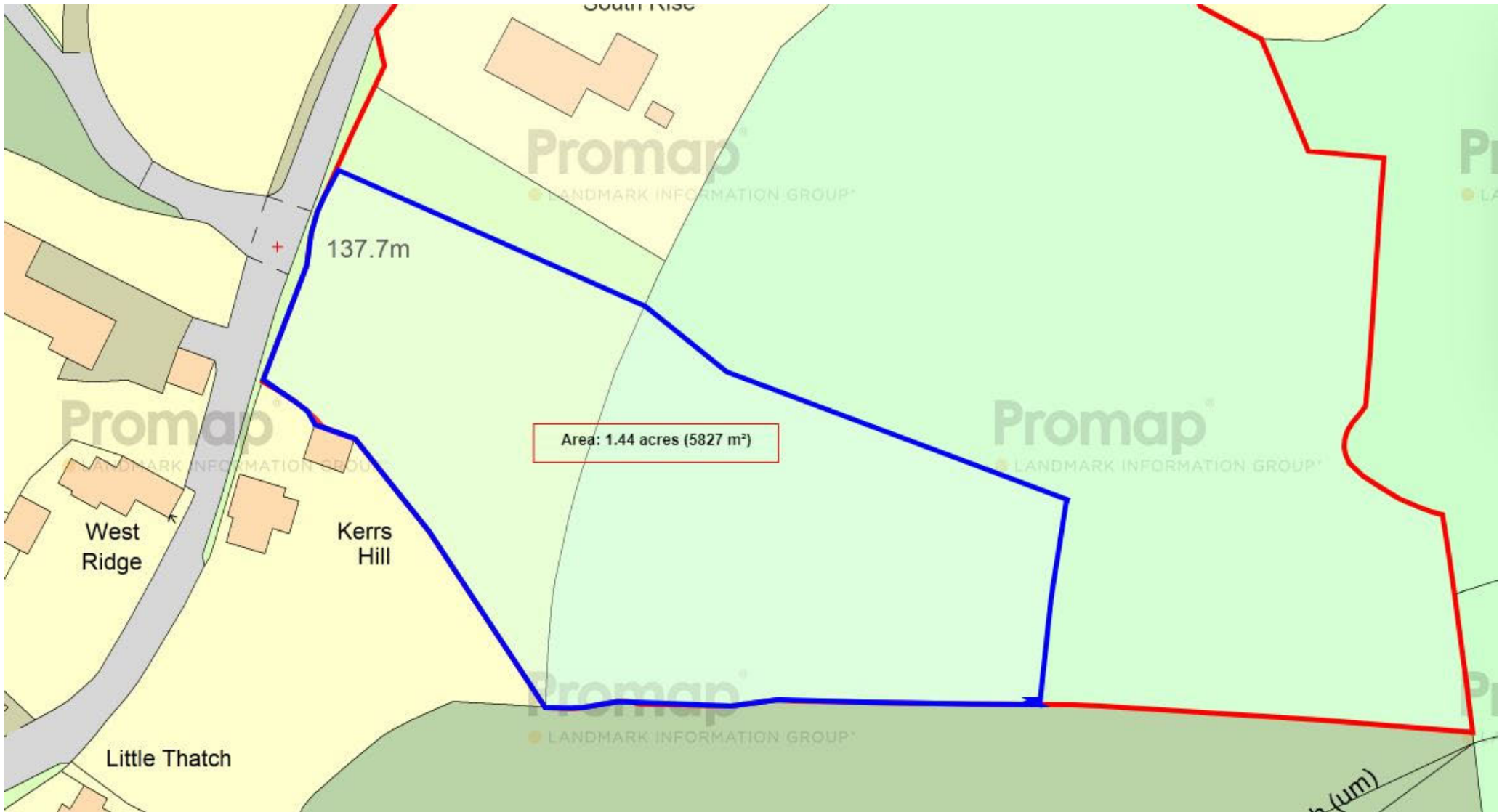
No.	Revision Notes	Date	Drawn by:	Checked by:



Project Name: SOUTHRISE
 Job Number: 0020
 Sheet Title: Proposed Site and Block Plan

Sheet No: PL-102
 Revision: A
 Scale: Scale as indicated @ A1
 Date: FEBRUARY 2021
 Drawn By: CM
 Reviewed By: CM
 Status: PLANNING





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