

Land Adjacent to 66 Copt Elm Road Charlton Kings, Cheltenham, GL53 8AW



Exceptional well-located development plot with approved planning for a stunning 5-bedroom, 3-storey detached home • Situated on a highly sought-after, tree-lined road in the heart of Charlton Kings • Ample parking for 2 to 3 vehicles with beautiful gardens to the front and rear • Viewings by appointment only • For sale by private treaty

Guide Price £375,000

Land Adjacent to 66 Copt Elm Road

Charlton Kings, Cheltenham, GL53 8AW

Perry Bishop is thrilled to present this exceptionally well-located plot with approved planning, situated on a highly sought-after, tree-lined road in the heart of Charlton Kings.

This plot, adjacent to number 66 and bordered by Lyefield Road West, spans approximately 0.13 acres. The current owners of number 66 have successfully obtained planning permission for a stunning 5-bedroom, 3-storey detached home, which will encompass around 1,528 square feet of living space.

This proposed property will feature vehicle access from Lyefield Road West, with ample parking for 2 to 3 cars. It will also boast beautiful gardens both at the front and rear. The land, which is currently a flat, unused garden space, is enclosed on three sides by a brick wall. A tree protection plan is in place to preserve some of the mature, beautiful trees that add to the charm of the site.

Ground Floor:

Open Plan Living/Dining/Kitchen area

Entrance Hall

Study

Utility

W/C

First Floor:

Landing area leading to

3 Double Bedrooms - bedroom 1 with en-suite

1 Single Bedroom

Bathroom

Second Floor:

Master Bedroom with en-suite

Loft Storage

Location

Charlton Kings is a well-established village that has managed to retain much of its historical beauty, with landmarks such as Charlton Common and the surrounding Leckhampton Hill offering scenic Cotswold trails. Despite its historical roots, the village has modernized and now

boasts highly regarded junior and secondary schools, both state and independent. With a population of around 10,000, Charlton Kings offers a range of amenities, including several well-established shopping areas, cozy pubs, and four churches. The village is also home to various community activities, local football teams, and a golf club.

This location is ideal, offering the tranquillity of semi-rural life while being just a few miles from the bustling Cheltenham town centre. It also provides excellent access to Oxford, Cirencester, and London, making it a perfect spot for those who wish to enjoy a blend of rural charm and urban convenience.

Directions

What3words - [happen.ideas.bump](https://www.what3words.com/happen.ideas.bump)

Viewings

All viewings are strictly by appointment only. Please contact the Land team to arrange your appointment on 01242 246983.

Services & Tenure

We are informed that the vendor has freehold title and all services are in the nearby vicinity. Interested parties should address any specific enquiries to the relevant service providers.

Town and Country Planning

Planning approval was granted by Cheltenham Borough Council under reference no. 24/00511/FUL - 1no. new dwelling on surplus land, with enhanced landscape screening and proposed new access from Lyefield Road West.

We have assumed vacant possession upon completion of a disposal and as far as we are aware, there are no restrictive covenants.

There is a CIL liability of £25,742.35 to be paid by the purchaser.

Local Authority

Cheltenham Borough Council

www.cheltenham.gov.uk

01242 262626

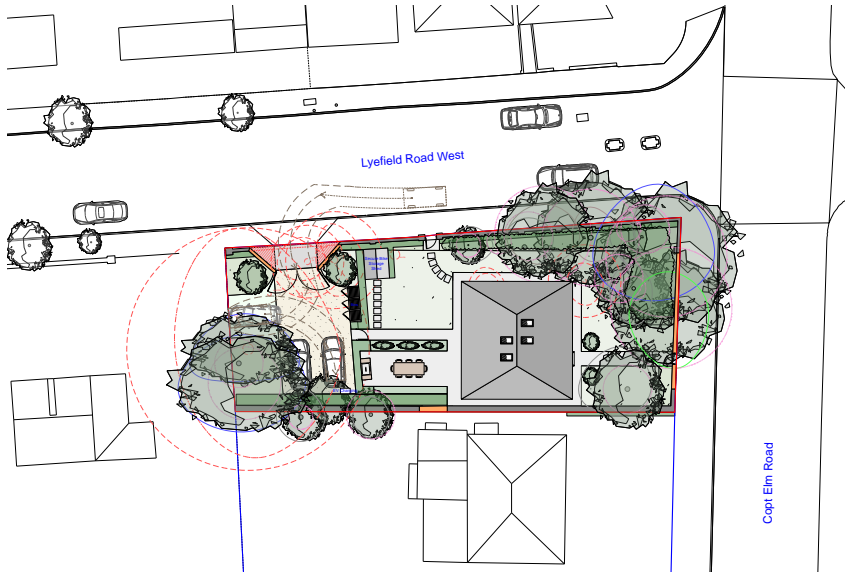
Method of Sale

The site is offered for sale by private treaty with a guide price of £375,000.

Information Pack

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





1 Any development to be sited in the Authority's Green Belt or in the Area of Outstanding Natural Beauty (AONB) must be subject to a detailed landscape and tree management plan prepared by the Applicant, and other specialists, for the proposed development. This plan should be included in the planning application and must be approved by the Authority. If in doubt, ASK.

Planning Issue

STRUCTURAL INFORMATION INDICATES ONLY. STRUCTURAL INFORMATION IS FOR INFORMATION ONLY. PLEASE REFER TO STRUCTURAL ENGINEERS FOR FURTHER INFORMATION.

PLEASE NOTE NO MANHOLES WERE LIFTED. CONDUITS ARE TO BE INSTALLED TO PROTECT UNDERGROUND SERVICES TO REMAIN. WORKERS TO COMMENCEMENT.

- Category A - High quality trees (Highly desirable for retention)
- Category B - Medium quality trees (Desirable for retention)
- Category C - Low quality trees (Not desirable for retention)
- Demolition
- Proposed Landscaping Area

Approved Survey Analysis: 30/03/2024 TB B
 Planning Issue: 16/05/2024 TB A
 Revision Description: Date: Check: Mark

rra
 RRA Architects Ltd

Project:
 66 Capt Elm Road, Charlton Kings, Cheltenham, GL53 8AT

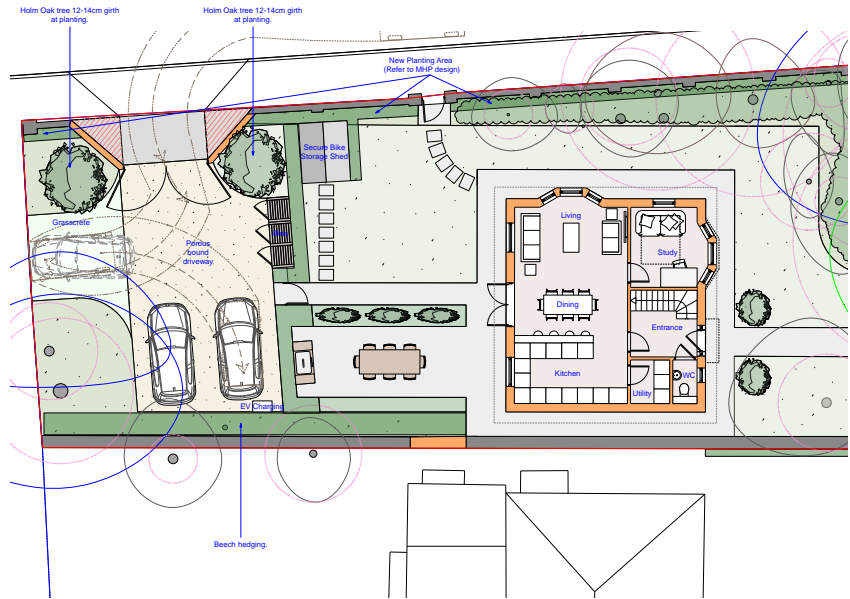
Proposed Site Plan

Item	Date	Drawn By
Planning	FEB 2024	TB
Issue		
Revision		

4262 004 B 1:500 @ A1

1 Proposed Site Plan
 Scale: 1:150 @ A1

Proposed - Site Plan



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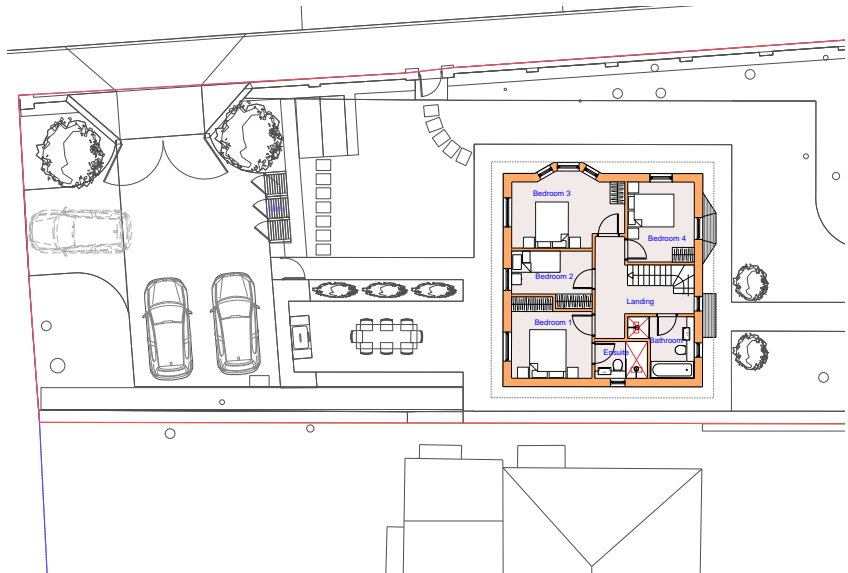
Proposed Ground Floor Plan

Item	Date	Drawn By
Planning	FEB 2024	TB
Issue		
Revision		

4262 005 B 1:50 @ A1

1 Proposed Ground Floor Plan
 Scale: 1:50 @ A1

Proposed - Ground Floor Plan



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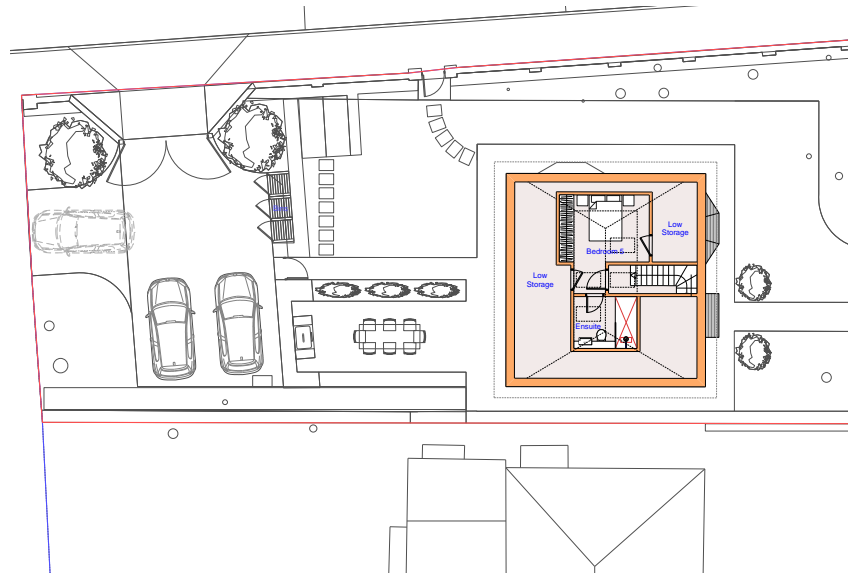
Proposed First Floor Plan

Item	Date	Drawn By
Planning	FEB 2024	TB
Issue		
Revision		

4262 006 B 1:50 @ A1

1 Proposed First Floor Plan
 Scale: 1:50 @ A1

Proposed - First Floor Plan



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 Revision Description: Date: Check: Mark

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Proposed Second Floor Plan

Item	Date	Drawn By
Planning	FEB 2024	TB
Issue		
Revision		

4262 007 B 1:50 @ A1

1 Proposed Second Floor Plan
 Scale: 1:50 @ A1

Proposed - Second Floor Plan





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perrybishop.co.uk

ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

