

Land at 53 Gretton Road, Gotherington, Cheltenham, GL52 9QU



- Outline planning consent for a 4-bedroom, single-storey dwelling
- Approx. 3,000 sq ft of living accommodation
- Exclusive edge-of-village location
- Backing onto open countryside
- Private and tranquil setting

Guide Price **£380,000**

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Land At, 53 Gretton Road

Gotherington

About the property

An exceptional opportunity to acquire a premium building plot in the highly desirable village of Gotherington, just north of Cheltenham, with outline planning consent granted for the construction of a substantial single-storey detached residence extending to approximately 3,000 sq ft.

Set in an enviable semi-rural position, this exclusive plot backs directly onto open pastureland, offering a peaceful countryside outlook while retaining easy access to village amenities and excellent transport links to Cheltenham and the wider Cotswolds.

The approved scheme provides the perfect foundation for creating a bespoke luxury home, designed to blend sympathetically with its surroundings using natural materials and a low-profile architectural approach. The site benefits from a private setting, mature boundary landscaping, and a rare combination of privacy, space, and scenic views.

Gotherington is a sought-after Gloucestershire village known for its strong community feel, and access to beautiful surrounding countryside — making it an ideal setting for families, downsizers, or self-build enthusiasts.

Application number: 22/00387/OUT Date application valid: 11th April 2022.

Viewings

Viewing is by appointment only on:

Thursday 17th July 1pm - 2pm.

Wednesday 22nd July 12pm-1pm.

Kindly call the Land team on 01285 646770 to book your appointment.

Please be aware we are unable to accommodate individual viewings so please ensure your architects, surveyors or builders accompany you on the viewings if their services are required by you prior to making your offer.

Closing date for bids is 5th August 2026.

Amenities

Situated just to the north of Cheltenham, Gotherington is a charming and well-established village that combines countryside living with everyday convenience. The village offers a range of local amenities including a popular primary school, village shop, public house, children's nursery, and recreational playing fields with tennis courts. Well connected for transport links, Gotherington

provides easy access to Cheltenham and surrounding areas, while the beautiful nearby countryside offers an abundance of walking and outdoor leisure opportunities.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

Heading North out of Cheltenham on Evesham Road, take the first exit at the roundabout onto the A435 towards Stokes Croft. Continuing along this road, straight over 3 roundabouts, after about 10 minutes passing the Murco petrol station take the next right signposted Gotherington. Head through the village and the land is on the left-hand side behind the thatched property opposite Manor Lane.

What 3 Words

producing.finger.aboard

Services & Tenure

There are no services on the site, but all services can be found in close vicinity - interested parties should make their own enquiries.

Our reference

LAN260013

3rd July 2026

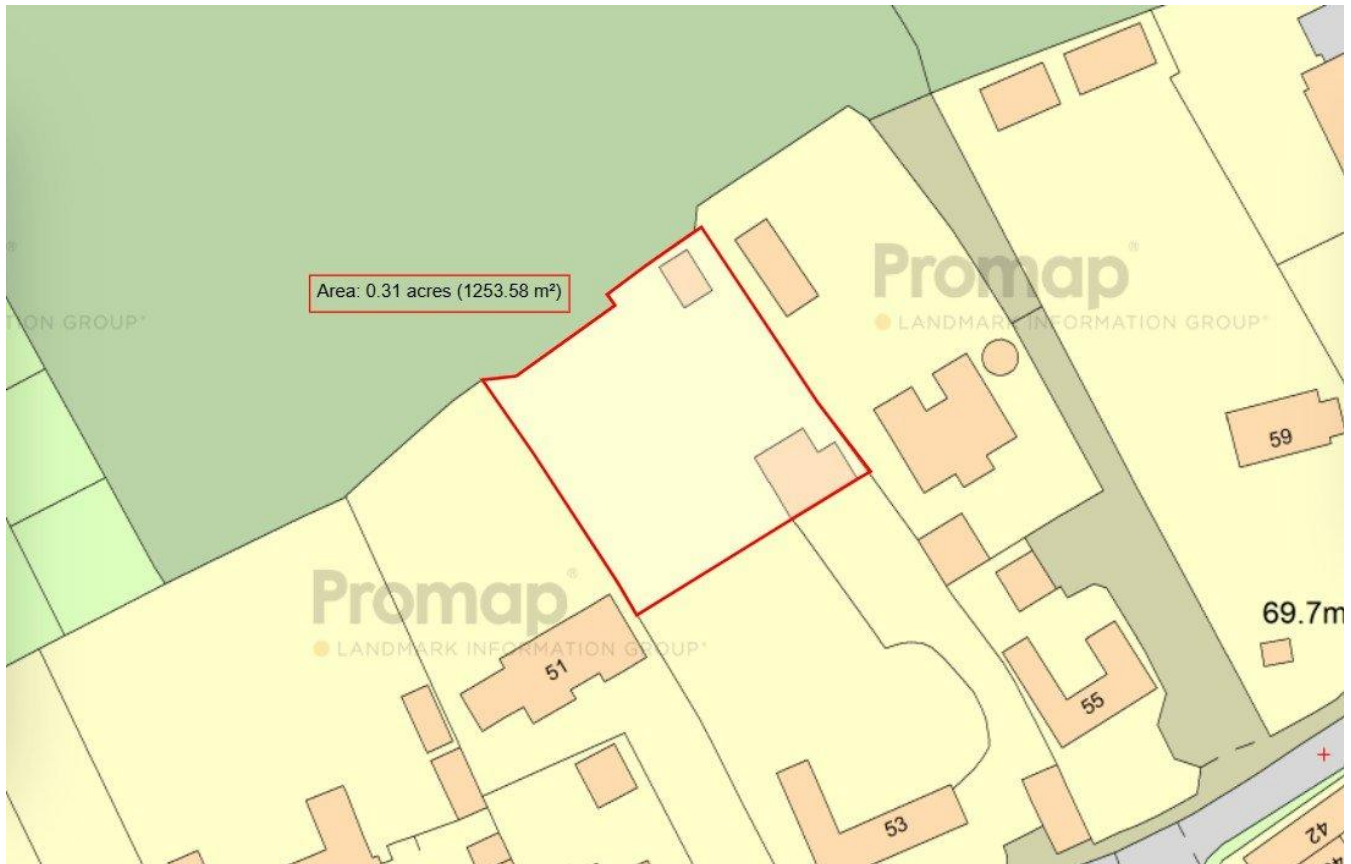
We'd love to hear from you

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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.

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