JAMES A BAKER
CHARTERED SURVEYORS

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Land at Seven Springs Inn

Seven Springs, Cheltenham, Gloucestershire, GL53 9NG

For Sale Freehold Land
Offers Invited
Sole Selling Agent

- A potential development opportunity on a site of circa 4.0 acres subject to the necessary consents.
- The site is situated in close proximity of the A436 and A435
- The site is considered to be of interest to developers and builders
- Offers invited on an unconditional and conditional basis

RICS®

01225 789343
The Bank, 18 Newbridge Road, Bath, BA1 3JX
bath@jamesabaker.co.uk www.jamesabaker.co.uk

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Location
Cheltenham is a Spa town and borough located on the edge of the Cotswolds approximately 11 miles north of Cirencester. The town has circa 117,500 residents. The site is situated slightly set back from the roundabout where the A436 and A435 meet and is located south of The Seven Springs Inn. The surrounding area comprises of predominantly agricultural land, a number of rental holiday cottages, residential dwellings and 'Cotswold Hop Skip and Jump'. The surrounding area has seen recent residential development.

Description
The site sits on a plot of circa 4.0 acres as shown on the attached plan. Please note the site is situated with an Area of Natural Beauty and Flood Zone 1 (lowest risk), although outside the Conservation Area.

All interested parties are advised to rely on their own investigations and make their own planning enquiries with the Local Authority.

The land at Seven Springs offers considerable scope for alternate use, subject to obtaining the necessary consents. This site will be of interest to developers, investors and homebuilders.

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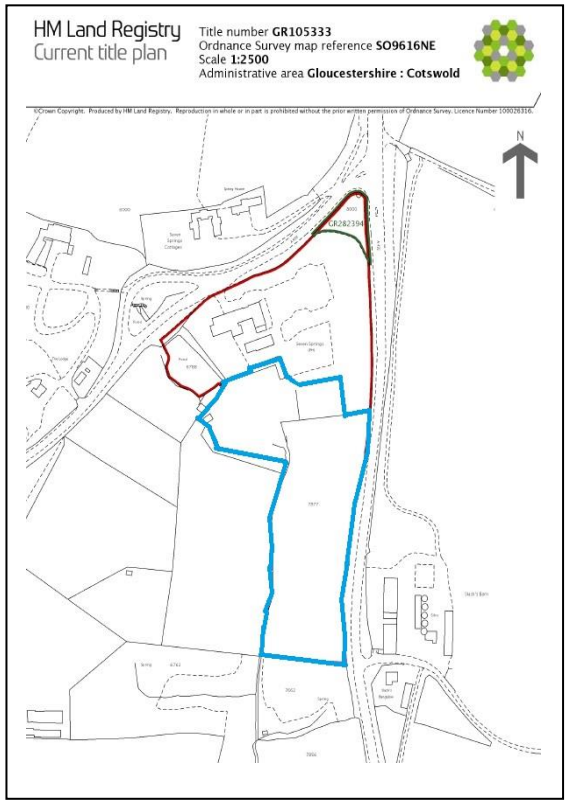

The demise outlined in blue is for guidance purposes only.

General Information

Tenure

Freehold with vacant possession.

Services

Potential purchasers should rely on their own investigations and enquiries regarding the availability of services.

Access

Potential purchasers should rely on their own investigations and enquiries regarding the availability of access.

VAT

The VAT status of the site is being confirmed. The images used are for illustrative purposes.

Local Authority

Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham
GL50 9SA
Email: planning@cheltenham.gov.uk
Tel: 01242 262626

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Agent Details

For further details please contact

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Disclaimer
JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:
1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

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