

For sale

Oakley Farm
Oakley
Cheltenham
GL52 5AQ

January 2018



Promap
LANDMARK INFORMATION GROUP

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Highlights

- Attractive sought after residential location on the edge of Cheltenham within the Cotswolds AONB.
- The site extends to approximately 14.9 ha (36.86 acres) gross
- Development potential (subject to planning)
- Offers invited for the freehold interest with vacant possession
- Informal tender deadline 12 noon Friday 23 March 2018

Location

The property is located within the predominantly residential area of Oakley, approximately 2.8 km (1.8 miles) east of Cheltenham town centre. Other uses in the immediate area comprise a Sainsbury's supermarket with petrol filling station and local shopping parade.

Cheltenham is a large spa town in the administrative area of Gloucestershire, on the edge of the Cotswolds. The town had a population of 115,700 as at the 2011 census and benefits from various high technology employers notably those in the food processing, aerospace, and electronics business. Cheltenham is also the base for major employers such as GCHQ (Government Communications Headquarters) and UCAS (Universities and Colleges Admission Service). The world renowned Cheltenham racecourse is within 2 miles (3.2 km) of the subject site.

Junctions 10 and 11 of the M5 motorway are located within 5 miles of the property. The motorway network provides access to Bristol and Stroud to the south and Birmingham, Worcester and the M50 motorway to the north.

The surrounding cities of Gloucester, Worcester and Bristol are approximately 8 miles, 25 miles and 42 miles from the property respectively.

Cheltenham Spa railway station offers direct mainline rail services to Birmingham, London, Bristol and the south west. The direct service to London Paddington is approximately 2 hours in duration.

Description

We estimate the site area extends to approximately 36.86 acres (14.9 ha) gross. The land comprises permanent pasture in three principal enclosures which are studded with trees reflecting a park like quality. The land slopes upwards from the farmyard to Harp Hill to the south. The site is bounded by established residential development to the west and south, new build residential development to the north and north east on the former GCHQ site and a covered water reservoir and associated land to the east.

The land currently incorporates a single dwelling, a farm yard and associated farm buildings.

The single dwelling is a detached 2 storey chalet style property with part rendered elevations under a tile covered roof extending to approximately 1,646 sq. ft (125 sq. m) GIA (Gross Internal Area). The accommodation extends to 3 bedrooms, boxroom, bathroom, a sitting room/dining room, kitchen and rear lobby with W/C and pantry.

The farm buildings comprise an open sided steel framed barn extending to approximately 1,345 sq. ft (125 sq. m) and a concrete block and timber walled lean-to barn extending to approximately 1,345 sq. ft (125 sq. m).



Other buildings include a three bay open fronted Implement Store, a three bay corrugated iron shed, a range of former timber and iron corrugated stall buildings, a Nissen hut, a brick walled workshop and a former milking parlour of brick and timber walls under a part slate part clay roof extending to approximately 893 sq. ft (83 sq. m) with an attached dairy.

Access to the site is via a long private and gated driveway from Priors Road. Additional agricultural access is available within the sites southern frontage onto Harp Hill.

Tenure

The freehold interest in the property is available with vacant possession. The property is to be sold in its current condition and is sold subject to all third party easements and statutory designations which might currently be present.

Interested parties must make their own enquiries and satisfy themselves in this respect.

Services

Prospective purchasers must satisfy themselves in respect of the provision, capacity and sustainability of all services and drainage either on or off the site. However, it is understood that

mains water, gas, electricity and foul drainage are connected to the property with surface water drainage via soakaways.

Planning

The site falls within the jurisdiction of Cheltenham Borough Council.

The site is not specifically allocated for development in the local plan, and falls within the Cotswolds Area of Outstanding Natural Beauty (AONB). There are a number of specimen trees located on site, although no tree preservation orders are in place. The site does adjoin the major on-going residential redevelopment of the former GCHQ site being undertaken by Persimmon Homes.

Planning and Turning clawbacks will apply.

All Planning enquiries should be directed to Cheltenham Borough Council planning department (01242 264 328).

Viewing

The property will be open for internal/external viewings on designated viewing days. Please contact Charles Davis or Andrew Moss for further details and to arrange an appointment.

GVA requests that no attempt should be made to gain unaccompanied access to the site. We request that discretion is applied when undertaking any roadside inspections.

Basis of Offers and VAT

Offers are invited for the freehold interest subject to clawback should planning be secured for more than five dwellings.

Offers should be submitted in writing no later than 12 noon Friday 23 March 2018.

Offers should be submitted to GVA, 3 Brindleyplace, Birmingham B1 2JB marked for the attention of Andrew Moss. All offers should be supported with satisfactory proof of funds.

The vendor has elected not to charge VAT.

The vendor reserves the right not accept the highest or any offer received.

Council Tax/EPC

The property falls within Council Tax Band G, with a current payment of £2,651.44 for the year 2017/18.

The property has an EPC rating of F. A full copy of the EPC and recommendations is available on request.



For further information
please contact:

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Property ref

gva.co.uk/13799

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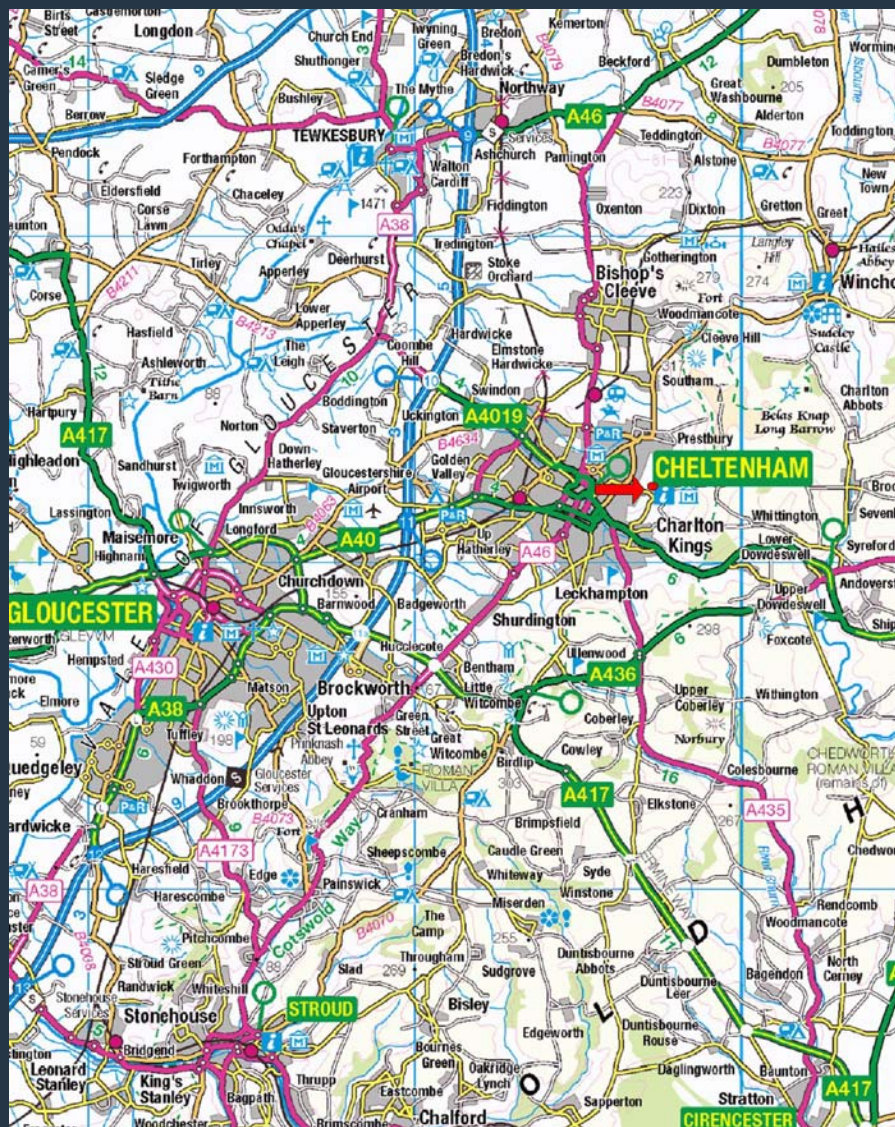
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