

# LAND EAST OF HAM ROAD

Charlton Kings, GL52 6ND



## Key Highlights

- Development opportunity on the fringe of Charlton Kings;
- Residential location close to a primary school, bus stop and amenities;
- Approximately 1.31 acres (0.53 hectares);
- Offers invited.

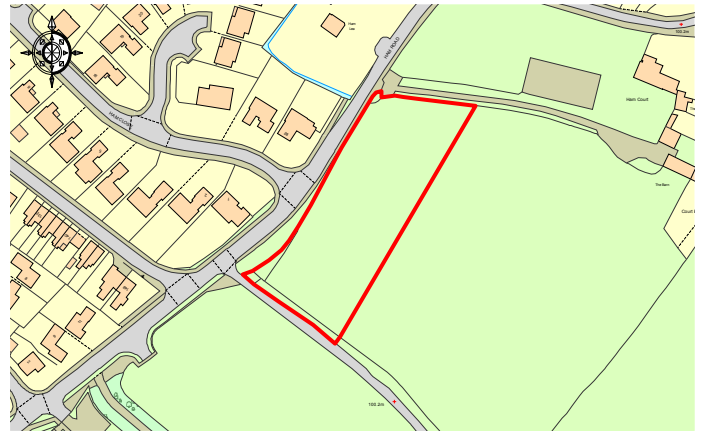
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## Location

Charlton Kings is a suburb of Cheltenham located approximately 1.5 miles (2.4 km) to the east of Cheltenham Town Centre. The settlement has a variety of amenities/facilities including medical centres, dentist, sports clubs, schools, churches and several shops, cafes pubs and restaurants. The immediate site location comprises predominantly two storey red-brick housing with a proportion of black and white Tudor style buildings and some rendered construction.

Primary road access is via the A40 (London Road) running through Charlton Kings and the nearest motorway access is via Junction 11 within approximately 4.5 miles (7.2 km). Cheltenham Spa train station is located approximately 3.1 miles (5.0 km) to the west providing regular services to London, Birmingham, Bristol and Cardiff. There are two bus stops within approximately 200m of the site providing services around Charlton Kings and Cheltenham.

The site postcode is: GL52 6NP.

## Site Description

The property comprises a broadly rectangular shaped site of open grassland equating to approximately 1.31 acres (0.53 hectares). The site is partially screened by existing trees and hedgerows on all four main boundaries. Most of the boundary to the west appears to adjoin Ham Road with residential beyond. Boundaries to the south and east adjoin further open grassland leading into views of the Cotswold Area of Outstanding Natural Beauty (AONB). Immediately to the north lies gardens to a single detached dwelling. There are potential access points to the site directly off Ham Road and topography across the site is slightly sloping throughout.

## Planning History

The site lies within the administrative boundaries of Cheltenham District Council. The Council is part of a Joint Core Strategy (JCS) between Gloucester, Cheltenham & Tewkesbury covering the plan period from 2011 to 2031 which was adopted on 11th December 2017.

An outline planning application (16/02104/OUT) for 10 units was refused on 17th March 2017.

## Legal

The landholding is offered freehold with vacant possession available on completion. Copies of the relevant title documents are provided as part of the information pack.

## Services

Interested parties are advised to make their own enquiries to the supply companies with respect to their specific requirements in terms of the ability to connect and confirmation of sufficient capacities.

## Viewings

Strictly by appointment only. Interested parties are requested to contact the selling agent to arrange an appointment to view the site and to discuss any particular points which are likely to affect your interest. Please note that Savills do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

## Method of Sale

For sale by informal tender. Please refer to the covering letter setting out the process for submitting your offer and supporting information required.

## Technical Pack

An information pack is available upon request via an online data room (<https://sites.savills.com/hamroad>.) The data room contains all available background information relating to planning, title and technical matter.

## VAT

VAT is not payable.

## Local Authority

### Cheltenham Borough Council

Municipal Offices  
Promenade  
Cheltenham  
GL50 9SA  
01242 262 626  
[www.cheltenham.gov.uk](http://www.cheltenham.gov.uk)

## Contact

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