

CHELTENHAM

PROMINENT DEVELOPMENT
SITE FOR SALE

SAPPHIRE ROAD • BISHOP'S CLEEVE • GL52 7YU

- Prominent location in new housing extension to Bishop's Cleeve
- Opposite a new medical centre and proposed shops forming part of a new local centre
- Further residential being built by Persimmon
- Close to Bishop's Cleeve shopping including Lidl and Tesco



(0.45 hectares)
1.1 acres

ON BEHALF OF



RAPLEYS

LOCATION

The property is located to the north of Bishop's Cleeve approximately 3 miles from Cheltenham and just off the busy A435. Sapphire Road forms the Spine Road through a substantial area of residential development with further housing development planned for this part of Bishop's Cleeve, which is a real growth area. 500 additional units are currently subject to an outline planning application to the north.

Opposite the site is a recently constructed Medical Centre with 847 sq m of retail space and 818 sq m of offices above planned for 2020. Permission has also been granted for a 64 bedroom care home to the west of the site.

The site has a catchment of over 118,000 people within a 15 minute drive-time.



PLANNING

The site benefits from an outline planning consent establishing its use as part of the Local Centre (10/01216/OUT). It is subject to a new full planning application (18/01031/FUL) which is due to be decided imminently. The planning application details a 150 cover pub restaurant together with 65 car parking spaces and a landscaped public amenity area.

Interested parties should make their own enquiries of Tewkesbury Borough Council.

Proposed Elevations



NORTH ELEVATION



SOUTH ELEVATION

For Illustration Purposes Only



Previously Proposed Development

DESCRIPTION

The property comprises 1.1 acre level and serviced development site forming part of a new substantial 136 acre housing development by Persimmon. The wider development consists of 520 units many of which are already constructed and occupied, together with a Local Centre hub which this site sits in front of.

TENURE

Freehold.

TERMS

Offers are invited for the freehold interest.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

VIEWING

The site can be viewed from Sapphire Way at any time. Parties wishing to view the site may do so entirely at their own risk.



RAPLEYS

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