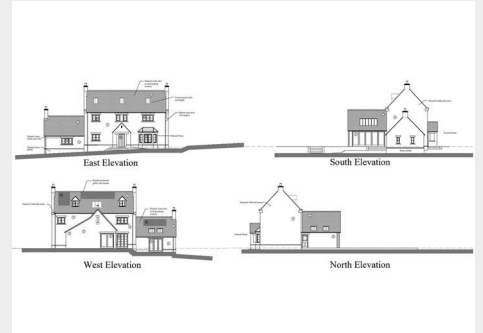


## Plot 2 @ Birchwood, Shipton Oliffe, Cheltenham, GL54 4JQ

Auction Guide Price +++ £425,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 22ND APRIL 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- APRIL LIVE ONLINE AUCTION
- FREEHOLD BUILDING PLOT
- DETACHED 5 BED HOUSE
- VILLAGE LOCATION
- EXTENDED 12 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION - Freehold 0.41 ACRE BUILDING PLOT with PLANNING GRANTED to erect a DETACHED 5 BED HOUSE ( 3225 Sq Ft ) in sought after Village Location.

# Plot 2 @ Birchwood, Shipton Oliffe, Cheltenham, GL54 4JQ

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Plot 2 @ Birchwood, Shipton Oliffe, Cheltenham, Gloucestershire GL54 4JQ

Lot Number 12

The Live Online Auction is on Wednesday 22nd April 2026 @ 12:00 Noon  
Registration Deadline is on Friday 17th April 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### PLOT 2

Plot 2 comprises a prime 0.41 Acre site accessed via a private no through road on the edge of this hugely sought after village. Sold with vacant possession.

Tenure - Freehold

### THE OPPORTUNITY

PLANNING GRANTED | DETACHED HOUSE

Planning has been granted ( 23/01477/FUL ) to erect a detached 5 bedroom family home with accommodation ( 3225 Sq Ft ) arranged over 3 floors.

### REDUCED PRICE FOR AUCTION

The site was originally listed with residential agents with an asking price of £850,000 and more recently £600,000 and now has a reduced guide price for sale by auction.

CIL - Payable. Please refer to the online legal pack.

### PROPOSED SCHEDULE OF ACCOMODATION

Ground Floor - Entrance Hall | Reception 1 | Reception 2 | Kitchen | Utility | Office | Cloakroom  
First Floor - Landing | Bedroom | En Suite | Bedroom | En Suite | Bedroom | Bathroom  
Top Floor - Bedroom | En Suite | Bedroom | Shower Room  
Outside - Extensive Gardens | Off Street Parking

### PLANNING GRANTED

Reference 23/01477/FUL

Alternative Reference Not Available

Application Received Tue 02 May 2023

Application Validated Fri 26 May 2023

Address Birchwood Shipton Oliffe Cheltenham Gloucestershire GL54 4JQ

Proposal Erection of 1no. replacement dwelling and 1no. additional dwelling

Status Decided

Decision Application Permit

Decision Issued Date Mon 24 Jun 2024

Appeal Status Not Available

Appeal Decision Not Available

### PLANNING INFORMATION

Full details of the proposed scheme and drawings can be downloaded with the online legal pack.



9 Waterloo Street

Clifton

Bristol

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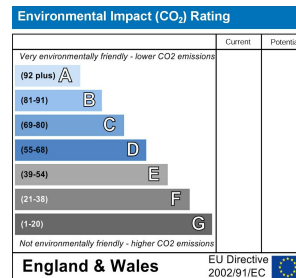
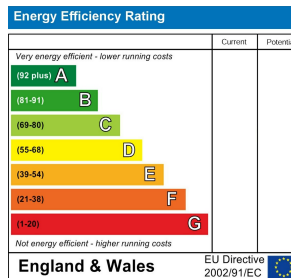
Hollis Morgan Property Limited, registered in England, registered 7275716.

Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Floor plan



## EPC Chart



## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.