

established 200 years

Tayler & Fletcher



7.40 acres of Land Greenway Lane
Charlton Kings, Cheltenham, GL52 6PN
Offers In Excess Of £120,000

7.40 acres of Amenity Grassland



7.40 acres of Amenity Grassland for sale by Private Treaty

7.40 acres of Land Greenway Lane

Charlton Kings, Cheltenham, GL52 6PN

SITUATION

The property is situated on the outskirts of Cheltenham, on the edge of the village of Charlton Kings.

Located only 2.5 miles from Cheltenham town centre, and 3 miles from Cheltenham Spa train station, the property is incredibly well located for easy access to and from Cheltenham via the A40 or other roads. The property also benefits from good road connections east to Andoversford, and north to Bishops Cleeve and Winchcombe.

DIRECTIONS

Exiting Cheltenham on London Road, turn north at the the Sixways junction onto Greenway Lane. Travel 0.5 miles and you will arrive at Charlton Kings Cricket Club, the property is a further 350 meters on the right when travelling north on Greenway Lane.

DESCRIPTION

The Land extends to 7.40 acres of grassland and is split in to two fields. Upon entering the property off Greenway Lane the first parcel is approximately 1.45 acres, this field is a grass glade encompassed by a mixture of mature deciduous trees. Passing through the initial field the property opens up to a second field being approximately 5.95 acres of grassland. Again this field is bordered by some mature trees, the field gently slopes downwards away from Greenway Lane, towards a mature woodland over the south-eastern boundary.

The property has high amenity value, it would be very well suited to amenity or equine buyers, with some long term residential development potential.

The property is just over half of the Land Registry title number GR312276.

MINERALS AND SPORTING RIGHTS

We understand that mineral and sporting rights are to be included in the sale.

SERVICES

The property currently has mains water, with two water troughs installed for livestock. This supply comes off the roadside and will be retained by the vendor, the successful buyer will have the right to use the supply for 6 months after completion (subject to a sub-meter and fair proportion of standing charge), the buyer will be required to install their own supply following this period.

There are two electric poles within the rear field, one of these is a terminal pole from which we assume electric can be obtained from.

PUBLIC RIGHTS OF WAY

There is a footpath over the shared access, this then passes over the neighbouring land to the north of the property. There is however a footpath that runs over the south-east corner of the property, this is for approximately 50 metres, but privacy is afforded in the first parcel.

ACCESS

The access to the property is off Greenway Lane. However, access from the public road to the property is approximately 20m over a separate parcel of land. This parcel of land is owned by the vendor but on a different Land Registry title (no. GR306545). The neighboring land owner to the north has a right of access over this title. The property is sold with full rights of access over this title. The vendor is open to discussion regarding the sale of this title, if it is integral to a buyers interest in the property.

DESIGNATIONS

The property is within the Cotswolds Area of Natural Beauty, however, the property is NOT within the Greenbelt, or conservation area.

TENURE - Freehold

Freehold with Vacant Possession upon completion.

LOCAL AUTHORITY - CDC

Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham
GL50 9SA

PLANNING

There are no current planning permissions or applications relevant to the property.

OVERAGE

The property is part of the title number GR312276. This title is subject to an overage for any development over and above two residential dwellings.

The property is therefore sold with the allowance of one dwelling to be built before the overage would apply (subject to conveyance).

The overage condition lasts until 2045, and is 25% of the uplift in value (being the uplifted value less the base value).

VIEWING

Strictly by prior appointment via our Bourton-on-the-Water Office. Tel: 01451 820913.

FOR SALE BY PRIVATE TREATY

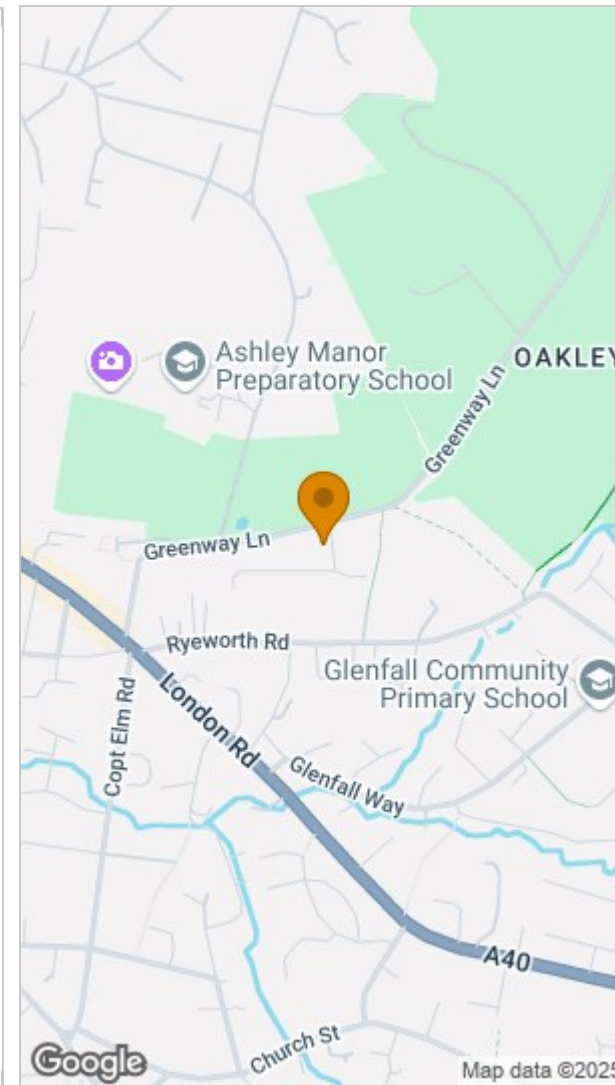
The freehold tenure of the property is for sale by private treaty, with offers considered in excess of £120,000. For more information please contact Rupert Grainger at our Bourton-on-the-Water Office on 01451 820913, or Email Rupert on rupert.grainger@taylerandfletcher.co.uk.



Floor Plan



Area Map



Viewing

Please contact our Bourton-on-the-Water Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.