



SHURDINGTON DEVELOPMENT SITE

BADGEWORTH LANE | SHURDINGTON | CHELTENHAM | GLOUCESTERSHIRE



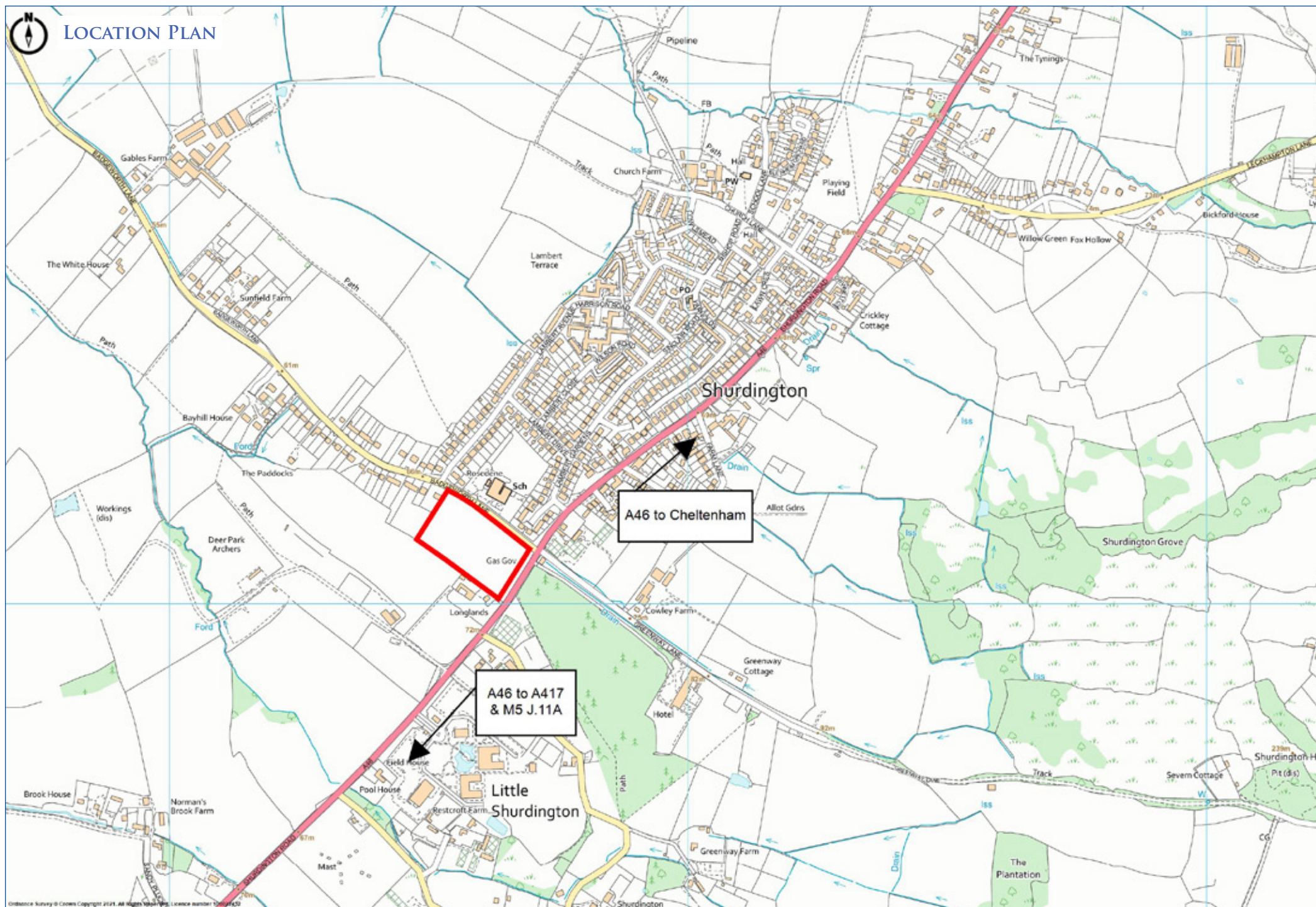
Powells



Richborough



LOCATION PLAN





SHURDINGTON DEVELOPMENT SITE

BADGEWORTH LANE | SHURDINGTON | CHELTENHAM
GLOUCESTERSHIRE | GL51 4TU

SHURDINGTON DEVELOPMENT SITE OFFERS
A PREMIUM RESIDENTIAL DEVELOPMENT
OPPORTUNITY AND IS AWAITING AN APPEAL
DETERMINATION ON AN OUTLINE PLANNING
APPLICATION FOR UP TO 50 DWELLINGS, WITH
NEW ACCESS FROM BADGEWORTH LANE

The development site forms a natural extension to the edge of the Cotswolds settlement of Shurdington, which is a vibrant village on the outskirts of the popular spa town of Cheltenham and well located on the A46/A417 road network. The proposed development layout provides for a high-quality, well-designed scheme with attractive areas of green open space. The scheme proposes a mix of 1, 2, 3 & 4 bedroom dwellings, with up to 25 affordable dwellings (50% affordable housing) plus an additional 5 plots (10% of the total) for self-build and custom-build housing. This presents an excellent opportunity for developers to deliver a leading flagship scheme, incorporating a diverse and inclusive housing offer.

This sale is conditional upon planning consent being permitted following the current appeal submitted under reference APP/G1630/W/24/3357444.

- Superb location on edge of vibrant Gloucestershire village •
- Excellent accessibility to the A46/A417 connecting directly to /M5 (J.11a North) & M4 (J. 15) •
- Prime Development Opportunity for high quality residential scheme •
- Outline planning application submitted for up to 50 total dwellings plus new access from Badgeworth Lane •
- Excellent range of local facilities & amenities, including Primary School well connected to the Site •
- 50% Affordable Housing provision •
- Site Area – approximately 2.29 hectares (5.66 acres) •

Cheltenham Centre 3 miles • Gloucester 7 miles • Cirencester 16 miles • Swindon 32 miles • Bristol 40 miles • Oxford 45 miles • London 109 Miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.



SITE PLAN ILLUSTRATIVE SHURDINGTON DEVELOPMENT SITE

LOCATION

Shurdington is a popular edge of Cotswolds settlement located on the outskirts of the spa town of Cheltenham, with a population of approximately 1,936, and benefiting from a very accessible location to principle Cheltenham, Midlands and South-West road networks. The village is situated adjacent to the A46 connecting to the A417. The A46 (Bath Road) provides a direct connection to the A417/M5 and M4, with the A417 connecting directly to J.15 of the M4 giving access to London within approximately an hour and 45 minutes.

The development site is well situated on the western edge of the village and integrates well with the existing village. A new proposed pedestrian and vehicle access link from the site, via Badgeworth Lane, leads to the local Primary School, and to other village facilities and amenities including The Cheese Rollers Public House, The Bell Inn Public House, Shurdington Post Office, Community Centre and the Greenway Parish Church of St Paul.

Shurdington has a strong community with numerous local groups and societies for all demographics. There are good recreation facilities for children with a community cricket pitch and pavilion and adjoining recreation ground.

A regular bus service runs via Shurdington to the local town of Cheltenham & Cathedral City of Gloucester where there is a comprehensive range of shopping and recreational facilities. Secondary comprehensive education is also provided with two secondary schools in Churchdown and a new comprehensive secondary school currently under construction in neighbouring Leckhampton along with others in close proximity. The area benefits from Private Schooling at Dean Close School, Cheltenham, St Edwards School, Cheltenham and Cheltenham College all of which cater from ages 1 – 18. The area also benefits from a range of state grammar schools the closest being Pate's Grammar School, Sir Thomas Rich's School and Denmark Road High School for Girls amongst others in the area renowned for their strong academic success.

The area also benefits from a range of major high tech and precision engineering employers including GCHQ, Messier Bugatti Dowty and Spirax Sarco.

SHURDINGTON DEVELOPMENT SITE

The development site forms a natural extension to the edge of the existing village settlement, with the site layout featuring a high-quality extensive scheme design that strongly compliments the existing settlement. The site comprises of an open and gently undulating site which benefits from views over open countryside to the south.

New vehicle access will serve the site from Badgeworth Lane, with pedestrian/ cycle crossing proposed on Badgeworth Lane and new pedestrian link onto the footpath adjoining the A46.



INDICATIVE VISUALISATIONS

PLANNING

The site is being actively promoted by Richborough Estates and is currently the subject of an outline planning application for a cross-subsidy residential development of up to 50 dwellings (reference 22/01137/OUT). The proposed scheme includes a mix of 50% affordable housing and 10% self/custom build plots, alongside vehicular and pedestrian access, internal streets, drainage infrastructure, landscaping, and associated engineering works. All matters are reserved except for vehicular access, which is proposed onto Badgeworth Lane.

The application was refused by Tewkesbury Borough Council on 18 June 2024 on the basis of green belt policy. Richborough Estates have subsequently appealed the decision to the Planning Inspectorate (Reference APP/G1630/W/24/3357444), arguing that the site now falls within the definition of 'grey belt' land under the revised National Planning Policy Framework (NPPF). Tewkesbury Borough Council have since accepted this reclassification.

An appeal decision is expected in late summer 2025.

A copy of the planning application documents are contained within the Sale and Technical Pack available in the data room hosted by Richborough Estates.

KEY INFORMATION

Services: Detailed service enquiries are included in the Sale & Technical Pack. All interested parties should satisfy themselves to the costs of connection for mains services and utilities to the site and rely upon their own enquiries.

Site Investigations: Detailed Site investigation Surveys have been undertaken and are included within the Sale & Technical Pack.

Sale Method: Shurdington Development Site is available For Sale by Informal Tender. Please review the sale and technical pack that accompanies this Brochure for full details of the Tender Process & Tender deadline.

Sale Terms: Tenders are invited on a conditional basis (with the only condition being subject to a JR free planning permission) and invited net of all S.106 Contributions. Tenders must be submitted in accordance with the requirements of the sale and technical pack and accompanying bid proforma.

Purchaser's Contribution to Costs: The Buyer is responsible for both the Seller and Promoter's reasonable legal costs. Upon agreement of Heads of Terms, the successful bidder will be expected to provide an unconditional legal undertaking for £50,000 plus VAT in respect of a contribution towards the Seller's legal costs.

Marketing Technical Information Pack: A detailed sale pack has been prepared by Richborough Estates. For further information please contact the Selling Agents or Richborough.

Local Planning Authority: Tewkesbury Borough Council.

VAT: The VAT position is to be confirmed.

Expressions of interest: Interested parties should formally express any interest in the site by emailing confirmation to enquiries@powellsrural.co.uk & melissa.slaney-smith@richborough.co.uk to ensure that they can be provided with any updates that arise throughout the marketing period. Access to a data room with legal, planning and technical information will be provided on request after an expression of interest is received.

Directions: From the A417 Shurdington junction, head towards Cheltenham along the A46 Bath Road whereby the development site can be found on the left-hand side opposite the entrance to the Greenway Hotel prior to reaching Badgeworth Lane on the left hand side.

Viewings: Access on foot to the development site for viewings is via a field gate on the A46. A pedestrian walkway opposite Shurdington Primary School leads on the A46. It is advised that vehicles are best parked on the Badgeworth Lane rather than in the field gateway.

Site Promoter: The outline planning consent to be secured upon the development site has been submitted by national Promoter, Richborough Estates www.richborough.co.uk

Further Information: For further information please contact or Stuart Leaver BSc (Hons) MSc MRICS FAAV or David Powell BSc (Hons) MSc MRICS FAAV on 01600 714140 or email enquiries@powellsrural.co.uk or alternatively Melissa Slaney-Smith on melissa.slaney-smith@richborough.co.uk or 07506 059 137



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