



APPROX. 118 ACRES OF LAND AT HYDE LANE, CHELTENHAM, GLOUCESTERSHIRE, GL50 4SL
AVAILABLE AS A WHOLE

OVERVIEW

An opportunity to acquire 117.63 acres (47.60 hectares) of prime Grade 3 agricultural land adjacent to Cheltenham Racecourse. The land is split into 6 productive parcels and has historically been farmed in a conventional cropping rotation. The land is well maintained, connected to mains water and has gated road access.

SITUATION

The land is conveniently located approximately 2.3 miles north of Cheltenham and accessed from both the A435, Evesham Road and Hyde Lane. The land is on the opposite side of the road to Cheltenham Racecourse.

DESCRIPTION

The land at Hyde Lane comprises prime Grade 3 agricultural land extending to approximately 117.63 acres (47.60 hectares). It is designated as Green Belt land. The land is relatively undulating with well-defined boundaries and benefits from good road frontage. The eastern boundary borders the A435, Evesham Road, adjacent to Cheltenham Racecourse and the western boundary borders Hyde Lane. Due to its location between Cheltenham and Bishops Cleeve, the land may have potential for an alternative use (subject to planning permission).

SERVICES

We understand that there is a mains water supply to the land.

ACCESS

The land benefits from two gated road access points. The main access to the centre of the land is off Hyde Lane via a hard core track. Additionally, the land can be accessed from the A435.

PLANNING

Potential purchasers are invited to make their own investigations with the Local Planning Authority however we understand that there have been no recent or outstanding planning applications in regards to the property.

TENURE

The property is offered Freehold with Vacant Possession

FIXTURES AND FITTINGS

Any fixtures or fittings not mentioned in these particulars are excluded from the sale.

BOUNDARIES AND AREAS

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor the Agents will be responsible for defining the boundaries or ownership thereof. The purchasers will be required to take on the liability for all boundaries.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed way leaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provision of any planning scheme of County or Local Authority.

There are no public rights of way crossing the land.



METHOD OF SALE

The property is offered for sale by Private Treaty. Prospective purchasers are advised to register their interest with the agent so that they can be sent details of the process for submission of offers and any timescales.

ANTI MONEY LAUNDERING REGULATIONS

Interested parties will be required to provide photographic ID and proof of address for Anti Money Laundering checks prior to instructing solicitors. Proof of funds will also be required.

UPLIFT CLAUSE AND PROMOTION AGREEMENT

The land is to be sold with an Uplift Clause reserving the vendor a 30% share of any uplift in value attributable to a development for anything other than agricultural uses or equestrian uses for a period of 25 years from the completion of the sale. "Development" shall include any scheme that would require planning consent, be carried out under Permitted Development rights or would be a Change of Use. Further details are available from the selling agent.

The land is subject to a Promotion Agreement. More details are available on request.

LOCAL PLANNING AUTHORITY

Cheltenham Borough Council – 01242 262626

<https://www.cheltenham.gov.uk/>

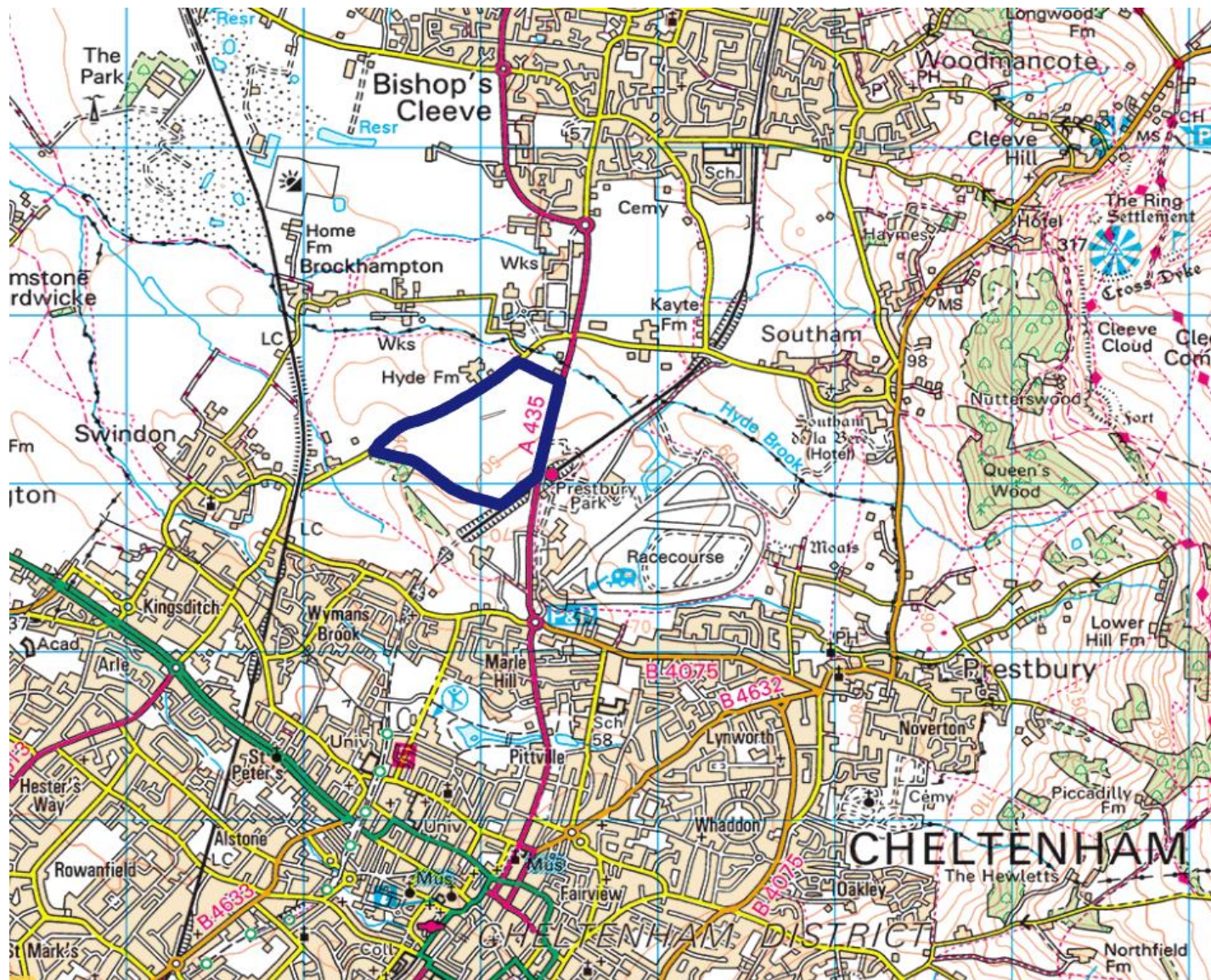
VIEWINGS

Viewings are strictly by appointment only. To discuss this opportunity or to arrange a viewing please call 01684 853400 and ask for Hettie Orttewell or Andrew Troughton. Alternatively, please contact us on the following email addresses;

hettieorttewell@carverknowles.co.uk

andrewtroughton@carverknowles.co.uk





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DIRECTIONS:

From Cheltenham Town Centre – Take the A435 north, passing Cheltenham Racecourse on your right. After approximately 1 mile turn left at the traffic lights, signposted Brockhampton. The main access track is then situated on your left, after approximately 0.4 miles. The land will be marked with an Agent 'For Sale' board.

What3Words: card.lock.escape

PLEASE NOTE

Neither Carver Knowles their clients nor any joint agents have tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. 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 these firms' employment has the authority to make or give any representation or warranty in respect of the property. Details prepared February 2025.