



AVISON
YOUNG



FOR SALE | FREEHOLD

PROMINENT
FREEHOLD PROPERTY
WITH DEVELOPMENT
POTENTIAL [STPP]

143 LECKHAMPTON ROAD | CHELTENHAM | GL53 0DG

HIGHLIGHTS

- Opportunity to acquire a site with development potential (STPP) in a prime location within Cheltenham.
- Site area extending circa 0.23 acres (0.09 hectares) gross.
- A feasibility showcasing the site's redevelopment potential is available within the Data Room.
- **Unconditional and Conditional offers** invited for the freehold property in its entirety.



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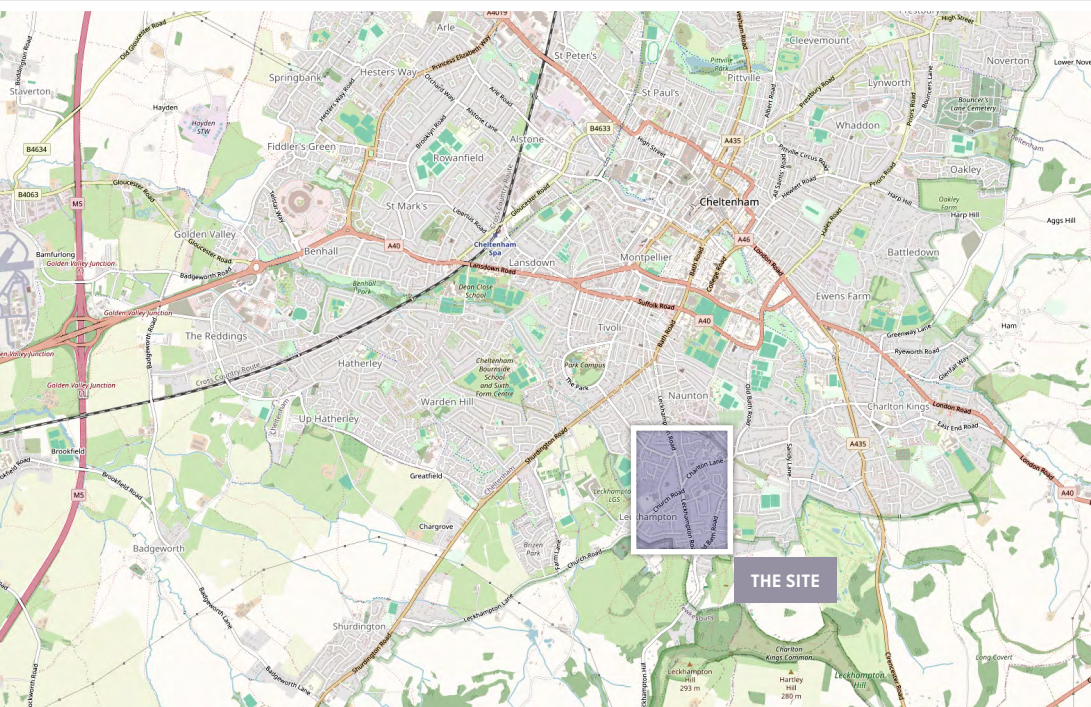
AVISON YOUNG
3 BRINDLEY PLACE
BIRMINGHAM | B1 2JB
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LOCATION

The property is prominently located within Leckhampton, on the busy thoroughfare, Leckhampton Road. Leckhampton is a highly sought-after area in Cheltenham, Gloucestershire. The area is an affluent suburb, known for its charming character and excellent amenities.

The property is within walking distance of the vibrant Bath Road, known for its independent shops, cafes, and restaurants. Cheltenham town centre, with its extensive retail, leisure, and cultural offerings, is just over a mile away. The town is renowned for its Regency architecture, strong cultural heritage, and annual festivals, including the Cheltenham festival.

The property enjoys excellent transport links, with Cheltenham Spa railway station approximately 2 miles away and easy access to the M5 motorway. Cheltenham Spa railway station provides access to Birmingham (40 minutes'), Cardiff (1 hour) and London Paddington (2 hours).



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PROPERTY DESCRIPTION

This property offers an exceptional development opportunity in a highly desirable location within Cheltenham. The site comprises a single-storey structure constructed in the 1960s, currently operating as a retail unit with residential apartments above. Situated on a plot of approximately 0.23 acres (0.09 hectares), the property holds significant potential for redevelopment.

The site has two points of access, one off Leckhampton Road and the other off Church Road.

We anticipate the property being suitable for a residential housing or apartment led scheme, as demonstrated by the Feasibility Study prepared by Gould Singleton and available within the data room.



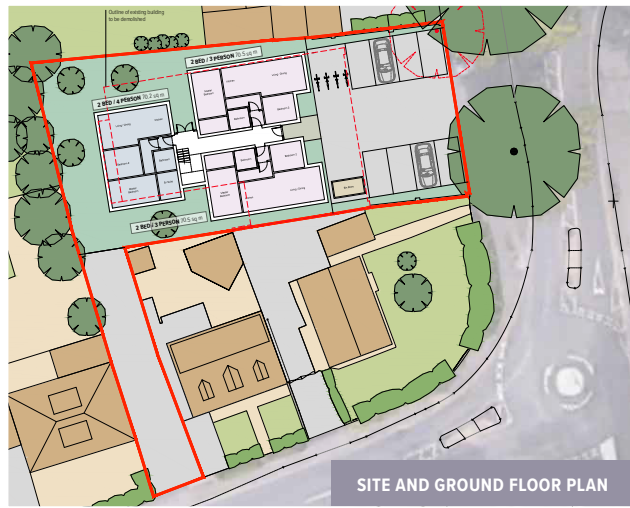
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INDICATIVE FEASIBILITY OPTIONS (SUBJECT TO PLANNING)

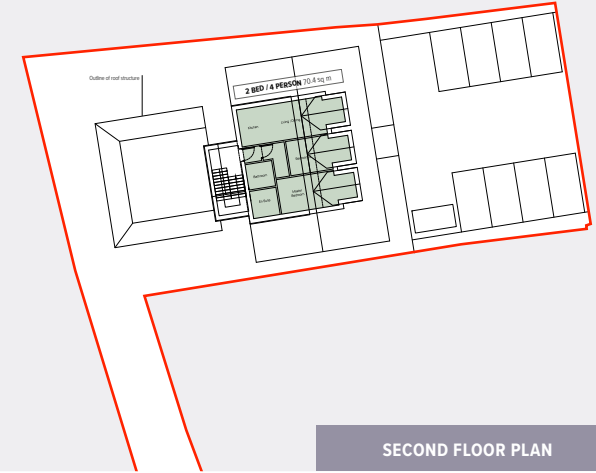
PROPOSAL 1



SITE AND GROUND FLOOR PLAN



FIRST FLOOR PLAN

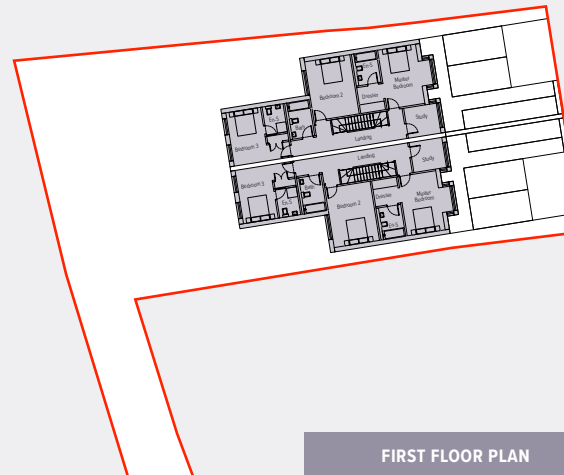


SECOND FLOOR PLAN

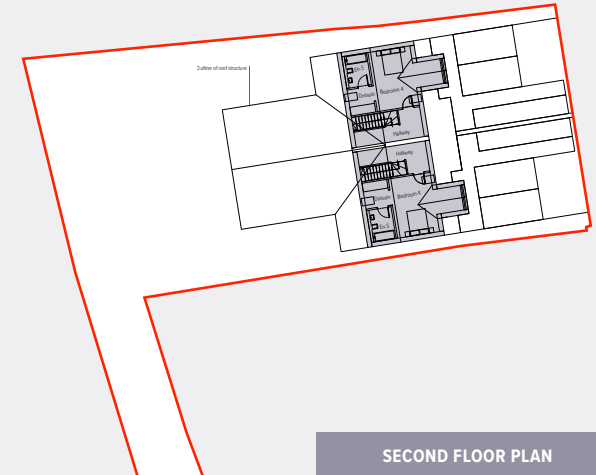
PROPOSAL 2



SITE AND GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

> [CLICK ON INDIVIDUAL PLANS FOR LARGER VIEW](#)

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TENURE AND SERVICES

TENURE

The property is to be sold freehold and in its current condition.

The property is sold subject to all third-party rights, easements and statutory designations currently passing. Prospective purchasers must make their own enquiries in this regard.

The property is registered under Freehold
Title number GR195942.

Please note, there is a requirement for the property to cease trading as a retail store within two months of practical completion of the new retail premises at 172 Leckhampton Road (in close proximity to the south of the subject property). As a result, the subject property will be sold with a restriction on title preventing the property from continuing to operate as a local convenience store (E or F2 Use Class).

SERVICES

Prospective purchasers must satisfy themselves in respect of the provision, capacity and sustainability of all services and drainage and should rely on their own enquiries with the relevant statutory undertakers.

All available and relevant documentation will be made available within the technical data room.

EPC

The property has an energy performance operational rating of B (46) and is valid until 28 January 2030. The Energy Performance Certificate has been made available on the technical data room.

VAT

All offers are to be made net of VAT which may apply.

PLANNING

The site falls under the jurisdiction of Cheltenham Borough Council and the Cheltenham Borough Council Local Plan 2011-2031 (adopted July 2020) (referred to as the 'Cheltenham Plan') which supports the Joint Core Strategy (JCS) of the three Councils: Gloucester City, Cheltenham Borough and Tewkesbury Borough (adopted December 2017). The Cheltenham Plan provides a statutory development plan for Cheltenham and identifies local sites suitable for new homes. Whilst the site is not allocated for housing currently, Policy SD10 of the JCS notes support for housing development on previously developed land within the existing Principal Urban Areas of Cheltenham.

The Vendors have undertaken technical due diligence to inform the bidding process. The information will be made available to interested purchasers for consideration in the dedicated technical data room. We recommend that all interested parties carry out their own due diligence and enquiries of Cheltenham Borough Council.

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METHOD OF SALE



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TECHNICAL DATA ROOM

Further information in respect of the property is available in the dedicated technical data site available via the Avison Young website here:

The technical data room has been compiled by Avison Young in their capacity as advisers to the Vendors. This has been compiled from information supplied by the Vendors and information available in the public domain. The technical information is provided solely for use by recipients in considering their interest in submitting an offer for the acquisition of all or any part of the Property.

Please be advised that plans, drawings and other information on the data site are protected by copyright, patent and warranty laws. The information provided should be used for consultations and illustrative purposes only. Therefore, no reliance should be placed on the information or further copies made without the permission of the copyright owner.

BASIS OF OFFERS

The property is being sold as seen in its current condition on an informal tender basis. The Vendors have a preference for a sale of the freehold interest in the entirety of the property on an unconditional basis with a leaseback to the Co-Op until the new store at 172 Leckhampton Road has opened. It is anticipated that the leaseback would be for c.12 months but with some flexible provisions included to allow a short extension if required. However, variant conditional and unconditional offers are welcomed and will be considered.

All offers whether on a conditional or unconditional basis should be supported by satisfactory proof of funds and timescales for exchange and completion, including security offered for any deferred payments.

Offers on a conditional basis should include details of the conditions to be discharged together with details of the anticipated timescales and further details of the purchasing company, including details of the financial standing of the company and track record on similar opportunities.

Offers are to be submitted using the bid proforma that is available within the data room together with any supporting information to the selling agents:

toby.moran@avisonyoung.com

joe.williams@avisonyoung.com

Interested parties are permitted to submit an offer on more than one basis. Our client reserves the right not to accept the highest or any offer received.

VIEWING

All parties wishing to inspect the property are required to make prior arrangements with Avison Young. It is intended that a number of viewing days will be arranged.

Avison Young request that interested parties do not attempt to gain access to the property outside of accompanied viewing inspections. We would request discretion in the event interested parties undertake any roadside inspections of the property.

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CONTACTS

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IMPORTANT NOTICE

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract or part of an offer or contract. 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. 4) All prices quoted are exclusive of VAT. 5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/tenants/lessee.

Subject to contact.
MARCH 2025



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PROPOSAL 1

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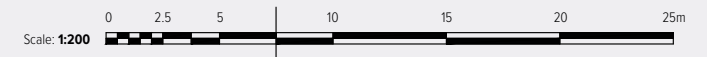
LEGEND

Site area: Approx. 925 sq m
Proposed car parking: 8

SCHEDULE OF ACCOMMODATION

2 dwellings: 2 bed 4 person	70.2 sq m
2 dwellings: 2 bed 4 person	70.5 sq m
2 dwellings: 2 bed 4 person	70.4 sq m
1 dwelling: 2 bed 4 person	70.4 sq m

Total: 7 dwellings 491.8 sq m
G.I.A 576.3 sq m
N.S.A 17 %



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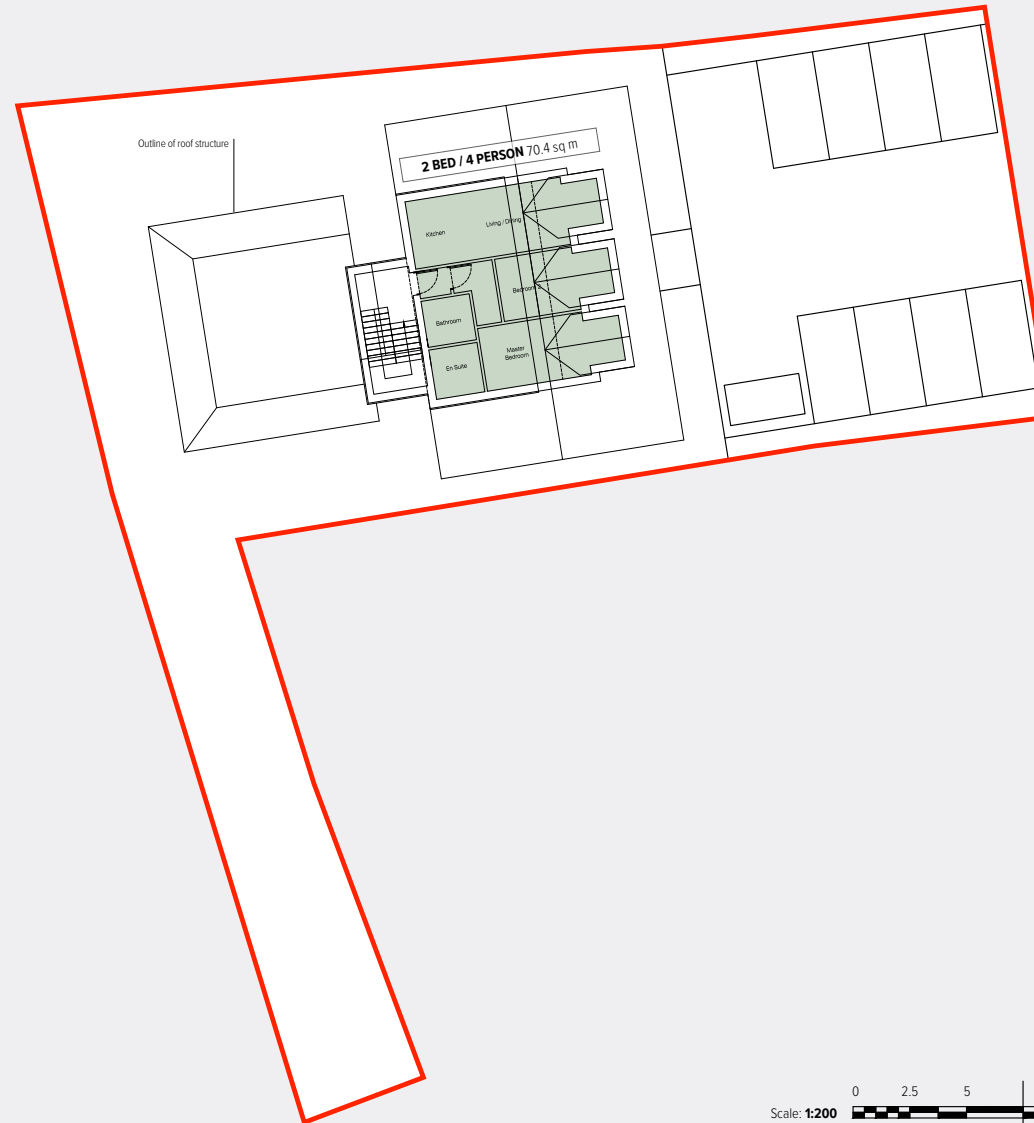
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PROPOSAL 1

SECOND FLOOR
PROPOSED



LEGEND

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Proposed car parking: 8

SCHEDULE OF ACCOMMODATION

2 dwellings: 2 bed 4 person	70.2 sq m
2 dwellings: 2 bed 4 person	70.5 sq m
2 dwellings: 2 bed 4 person	70.4 sq m
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Total: 7 dwellings 491.8 sq m
G.I.A 576.3 sq m
N.S.A 17 %

Scale: 1:200 0 2.5 5 10 15 20 25m

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PROPOSAL 2

SITE AND GROUND FLOOR PROPOSED



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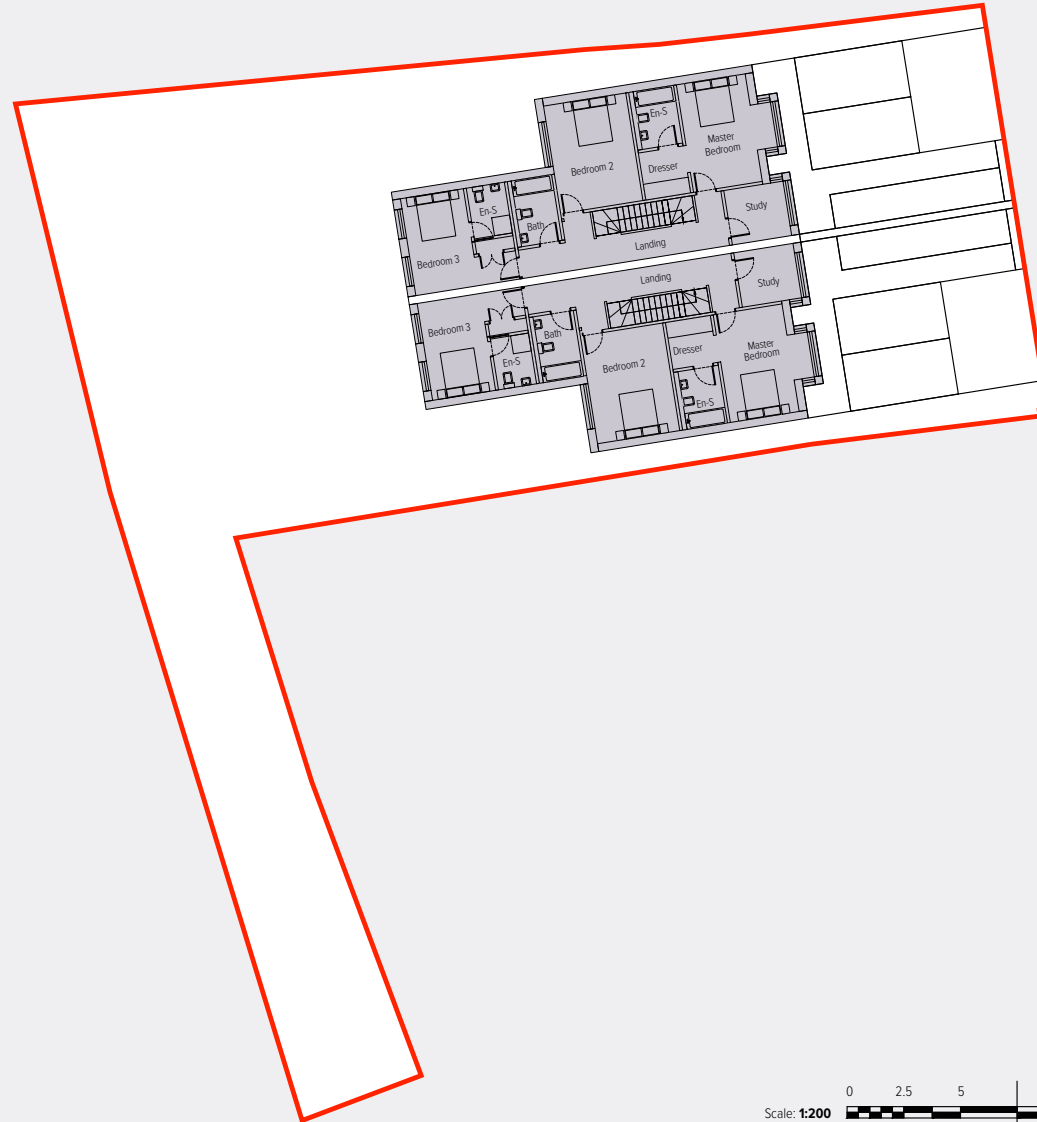
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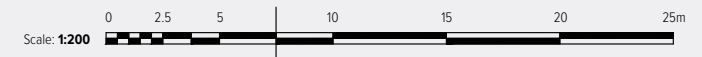
LEGEND

— Site area: Approx. 925 sq m
Proposed car parking: 8

SCHEDULE OF ACCOMMODATION

Ground Floor: 97.7 sq m
First Floor: 99.9 sq m
Second Floor: 45.1 sq m
Total area for each dwelling: 242.7 sq m
GIA: 485.4 sq m

Each dwelling:
2 reception rooms | ground floor WC | kitchen/
dining room | 4 bedrooms (2 with dressers) | 3
en-suites | main bathroom | study
2 parking places per dwelling



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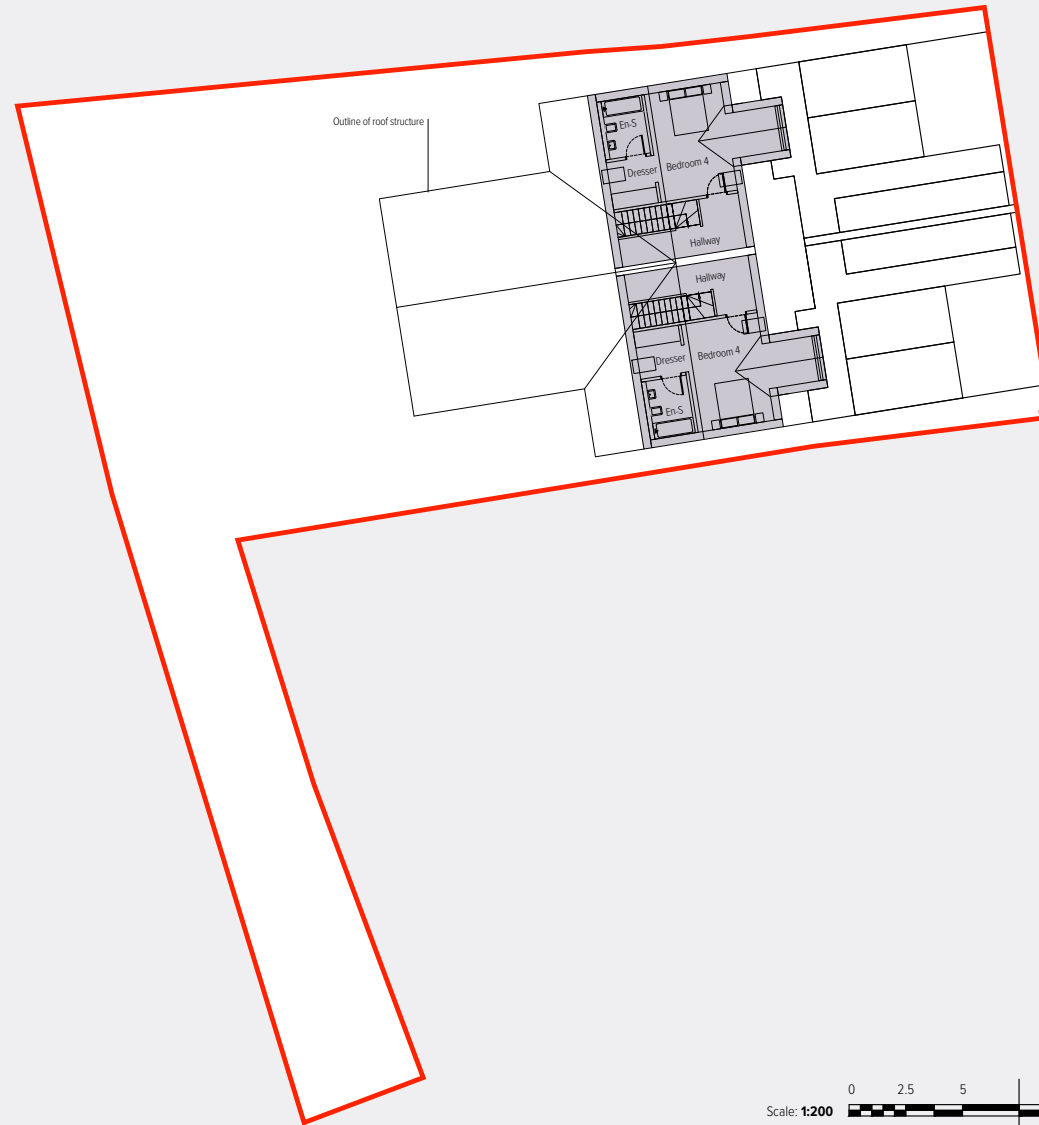
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