

B1 DEVELOPMENT OPPORTUNITY FOR SALE

Upper Rissington, Cheltenham

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B1 Development Opportunity

**Plot B
Victory Fields
Upper Rissington
Cheltenham
GL54 2QB**

**Approximately 1.49 acres
(0.60 hectares)**

- Located within the successful Victory Fields development scheme comprising over 368 residential dwellings.
- Identified for development for B1 (office) use.



Plot B, Victory Fields, Upper Rissington, Cheltenham

Location

Victory Fields is surrounded by open Cotswold countryside and lies adjacent to Upper Rissington Village. Plot B is located approximately three miles east of Bourton on the Water, and five miles south of Stow-on-the-Wold.

Plot B is located within close proximity to the successful Village Square retail centre, with occupiers to include Co-operative convenience store, Badhams Pharmacy, Bernardo's Charity Shop, Runner Bean Health & Fitness and Croft Riverside.

Transport links are excellent with Cheltenham 23 miles west, Oxford 26 miles west, Banbury 26 miles north east and Swindon 36 miles south.



Description

Plot B is a predominantly level site extending to approximately 1.49 acres (0.60 hectares) and an indicative layout has been agreed with Cotswold council for low density B1 development.

Victory Fields has been a very successful residential development providing a range of new dwellings in an exception Cotswolds location. The development comprises over 368 residential homes, and benefits a new school and local centre. Victory Fields lies adjacent to Upper Rissington which comprises an additional circa 350 residential dwellings.



Services

We are advised that all main services are available.

Terms

The land is being sold for B1 development and an overage will be required in the event that the land is sold or developed for other uses.



Price

Upon application.

Business Rates

Interested parties should make their own enquiries to Cotswold District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

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The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the sale price. We recommend that the prospective purchasers establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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Plot A, Victory Fields, Upper Rissington, Cheltenham



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