

alder king

PROPERTY CONSULTANTS

FOR SALE

Residential Development Opportunity

Pulteney House 86-90 Winchcombe Street

Cheltenham, GL52 2NW

- Town centre 0.228 acre site
- Planning consent for the redevelopment of the property to provide 18 new and refurbished 1 & 2 bed apartments
- De-listed (2023)
- Alternative scheme potential - stp



Summary

Development Opportunity

- Town centre location (Inner Ring Road) and walking distance of the main retail and leisure facilities.
- Approximate site area - 0.228 acres
- Full planning approval - 18 No. refurbished and new build apartments (1 and 2 beds).
- Property de-Listed 2023.
- Potential for alternative scheme proposals stp.



Location

Location

The property is located north of the High Street within the Principal Urban Area of Cheltenham. The prime retail areas and Promenade are situated to the south.

The property is set back from Winchcombe Street (Inner Ring Road) and backs onto Trinity Lane.

The immediate area is in mixed residential and commercial uses. Directly opposite is the residential development known as Sheldons Court.

High Street



**300
metres**

Promenade

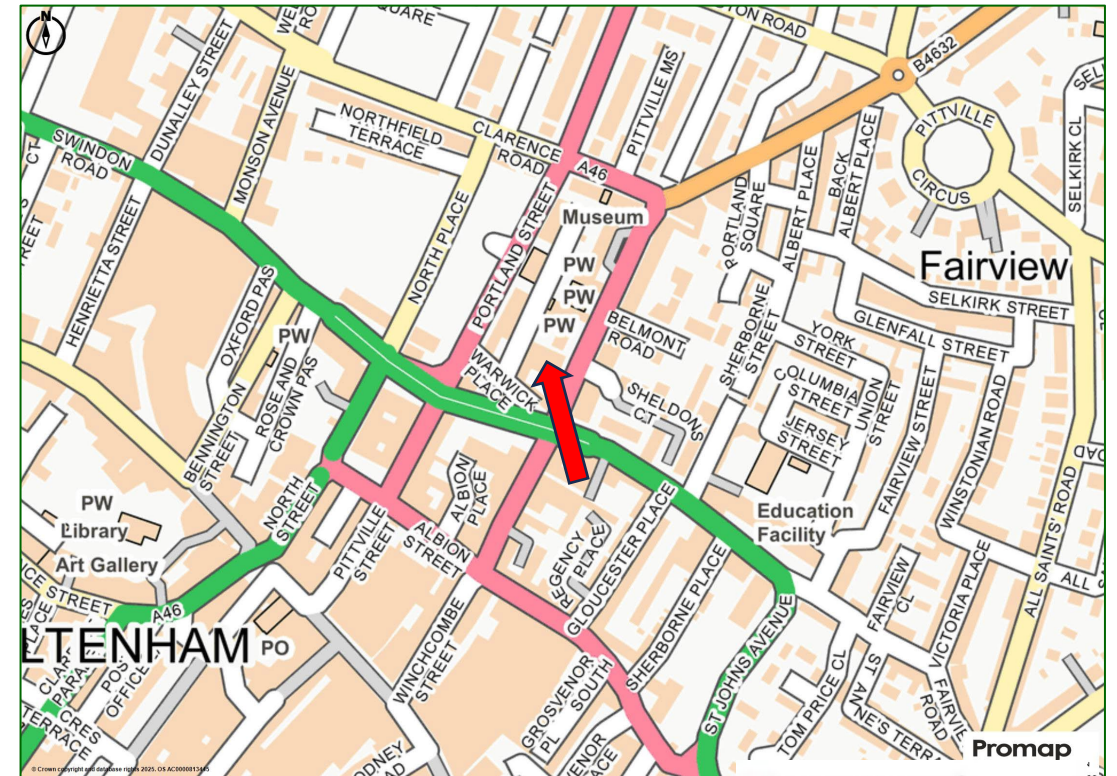


0.45 miles

Racecourse



1 mile



Promap
LANDMARK INFORMATION GROUP*



Accommodation | Planning

Description

The original two and part three storey building together with rear single storey sections has previously been used as a retail showroom and day centre with offices above.

The proposed scheme allows for the re-purposing of the existing accommodation together with new build 2 and 3 storey sections to Winchcombe Street and Trinity Lane.

The internal areas have been designed to provide 18 apartments comprising 12 x 1 bed (1 and 2 person) and 6 x 2 bed units.

The site area is calculated at approximately 0.228 acres.

Services

We are advised that all main services are connected to the premises.

We confirm that we have not tested any service installations and any purchaser must satisfy themselves independently as to the state and condition of such items.

Interested parties should make their own enquiries of the relevant utility provider in respect of service capacity for the proposed development.

Planning

Planning consent, reference 24/00904/FUL dated 7 May 2025, allows for the “redevelopment of the site to provide 18 No. residential units (apartments)”.

The purchaser will be responsible for all planning costs including the Section 106 dated 15 April 2025 (Affordable Housing Commuted Sum at £41,423.48 & Cotswolds Beechwood SAS Mitigation Contribution at £12,114 - both Indexed) and any CIL liability.

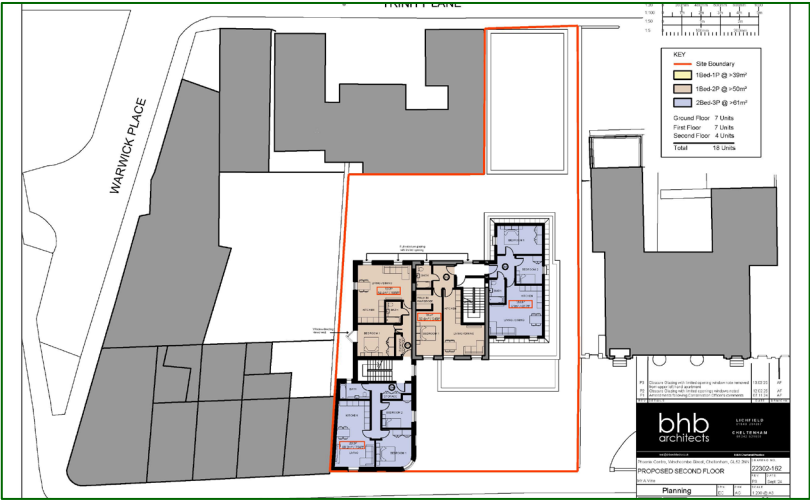
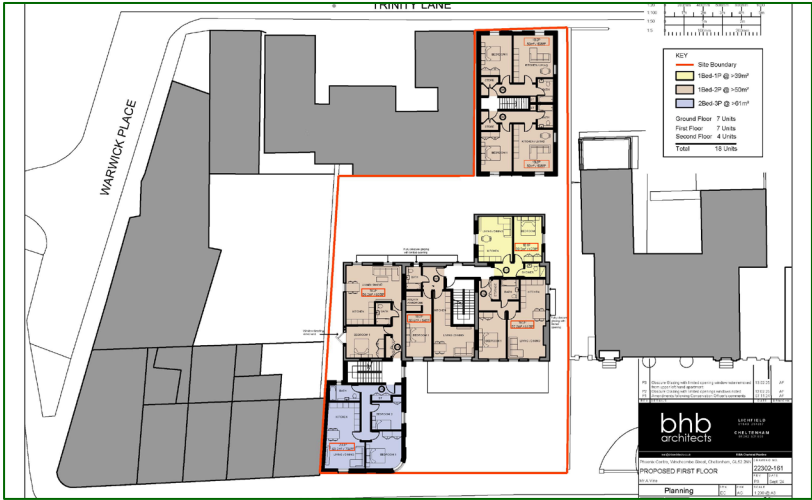
The property is situated within the Central Conservation Area and was de-listed 2023.

Interested parties should make further enquiries to Cheltenham Borough Council (Local Planning Authority).

Proposed Schedule of Accommodation

All measurements have been provided by the architect and are assumed to be approximate Gross Internal Areas

Description	Sq ft	Sq m
<u>Ground Floor</u>		
4 x 1 bed apartments	396.30	4,265
3 x 2 bed apartments		
<u>First Floor</u>		
6 x 1 bed apartments	371.80	4,002
1 x 2 bed apartment		
<u>Second Floor</u>		
2 x 1 bed apartments	234.20	2,521
2 x 2 bed apartments		
Approximate total floor area	1,002.30	10,788



Rates | EPC | Information/Technical Pack | Terms

Business Rates

The property is listed on the Valuation Office website as 'Offices and premises' and the rateable value is £18,000.

Interested parties should make their own enquiries to the relevant Local Billing Authority to ascertain the exact rates payable. www.voa.gov.uk.

Energy Performance Certificate

There is no current EPC listed on the national data base.

Information/Technical Pack

The Sharefile includes the following:

- Registered Title and Plan.
- Delegated Planning Officer Report.
- Existing Plans.
- Approved Elevations and Proposed Layout Plans.
- Planning Consent & Section 106.
- Selection of Planning Reports (full information available on CBC's planning portal).

Guide Price

£1,300,000.

Tenure

Sale of the freehold interest (GR256810).

We have not had sight of the full title documentation and parties/legal advisers should rely on their own investigations.

Legal Costs

Each party is to be responsible for their own professional and legal costs in respect of the proposed transaction.

VAT

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

Anti-Money Laundering

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed (identification documents to support and enable the conclusion of any transaction).

Viewing Arrangements

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



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