

Residential Development Land

Tewkesbury Road, Twigworth, GL2 9PX

Full Planning Approval for 8 dwellings
0.82 hectares | 2.04 acres

- **Accessible & popular residential location**
- **Level and regular shaped development site**

Summary

Development Opportunity

- Popular residential location.
- Frontage to Tewkesbury Road (A38).
- Regular shaped and level residential development site totaling approximately 0.82 hectares (2.04 acres).
- Full Planning Approval for 8 dwellings - 4 No. 3 bed semi-detached and 4 No. 4 bed detached houses.
- Immediate availability.





Location

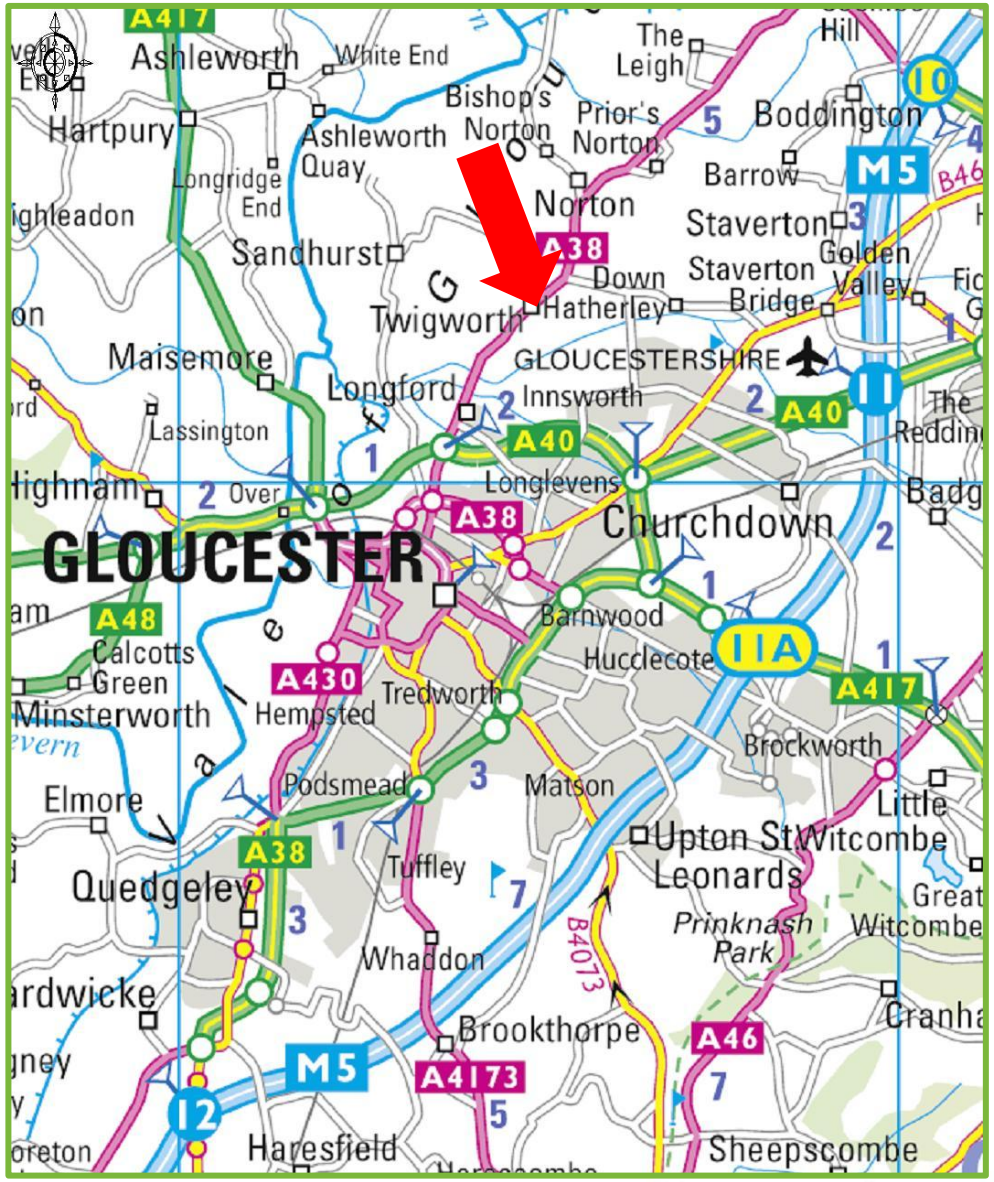
Location

The residential plots are located north of the main section of Twigworth and Down Hatherley Lane and Cotswold Oak's new build housing scheme, known as Athelai Edge, is approximately 300 metres to the south.

The site fronts the A38 and is situated between Woodvine House and Vine House/Twigworth Fields (private road).

The A38 provides linkage to the A40 and the M5 Motorway at Junctions 9, 10 and 11/11A.

M5 J11	A40 at Gloucester	Tewkesbury	Twigworth Local Centre
5.85 miles	1.85 miles	7.15 miles	0.75 miles



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Description | Planning

Description

The site comprises a residential development opportunity totaling approximately 0.82 hectares (2.04 acres).

The site, which is generally level and regular in shape, has been mainly cleared. The A38 frontage includes some established trees and hedges.

The consented scheme provides for 8 new build dwellings comprising four 3 bed semi-detached (Type 3) and four 4 bed detached (Type 1 & 2). The architect's plans confirm the approximate 4 bed GIA at 3,293 - 3,455 ft² (306 - 321 m²) and 3 bed at 1,087 ft² (101 m²).

The development includes highways improvements with visibility splay and a new private road serving the new houses.

Services

We are advised that all mains services are available within the public highway.

The purchaser should make their own enquiries of the relevant authorities in respect of service capacity for any proposed development.

Planning

The site benefits from Full Planning Approval for the erection of 8 No. dwellings and associated vehicle access, landscaping and other associated infrastructure (Part Parcel 2691 - ref 24/00695/FUL dated 23 June 2026).

The Section 106 Agreement confirms financial contributions for BNG Mitigation including a contribution to the mitigation measures relating to the Cotswold Beechwoods Special Area of Conservation.

The Local Planning Authority is Tewkesbury Borough Council (telephone 01684 295010).



Title | Price | Bid Deadline | Information Pack

Information/Technical Pack

All available information can be provided in pdf format. The information includes:

- Registered Title and Land Registry plan.
- Planning approval.
- Section 106 Agreement.
- Various reports and surveys.
- Reduced plans.

Full planning information is also available on the Tewkesbury Borough Council planning portal (reference 24/00695/FUL).

Tenure

The site is freehold and the title number is GR396516.

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

Price & Overage

Offers are invited.

The purchaser will be responsible for all Section 106 financial obligations and the CIL payment.

Terms/Method of Sale

Sale of the freehold interest with vacant possession upon completion.

Financial and accountancy references may be sought from any prospective purchaser prior to agreement of terms.

Legal Costs

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

AML

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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

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AK Ref: PJP/N102796 **Date:** November 2026 **Subject to Contract**

Subject to Contract

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