



Plot of Land Next To Arle Drive, Cheltenham - GL51 8HT

Cheltenham

Guide Price £125,000



48 Plot of Land Next To Arle Drive Cheltenham, Cheltenham

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Private Driveway
- Three Bedroom End Of Terrace
- Planning Permission Granted
- Located In Arle
- Within Easy Reach Of Gallagher Retail Park
- Plot Of Land For Sale





Exceptional Development Opportunity with Planning Permission: Plot of Land on Arle Drive, Cheltenham

This is a rare chance to acquire a plot of land with planning permission granted. The planning permission specifically permits one to build a three bedroom property which would be attached to an existing semi-detached property, in the desirable area of Arle Drive, Cheltenham. The approved design envisions a well-appointed three-bedroom residence, perfect for modern family living.

Planned Layout and Key Features

- **Ground Floor:** A spacious kitchen/diner, ideal for family gatherings, with ample space for dining, and a comfortable lounge for relaxation and entertaining.
- **First Floor:** Three thoughtfully sized bedrooms, offering storage and natural light, plus a modern family bathroom for added convenience.

Parking:

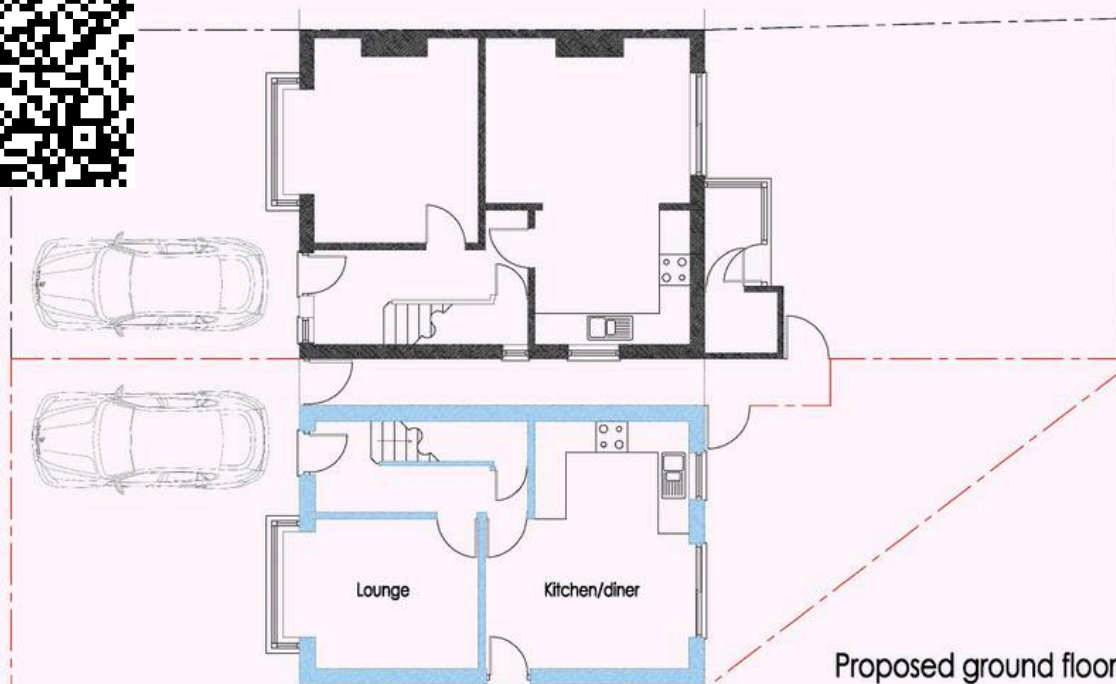
- The property benefits from a front driveway, providing off-street parking—an excellent feature for ease and practicality.

Link to Cheltenham Planning Permission : 24/01070/FUL | Erection of an attached two storey dwelling to the side of 48 Arle Drive. | 48 Arle Drive Cheltenham Gloucestershire GL51 8HT

Location: Located in Arle, this property offers easy access to Cheltenham's renowned Town Centre, known for its beautiful Regency architecture, boutique shops, and cultural festivals. Excellent local schools, green spaces, and quick access to major transport links—including the M5 motorway—make this area a popular choice for families and professionals alike.

Agents Note: Please note there is Cheltenham Borough Council Community Infrastructure Levy of- £13,216.58. This is a fee that needs to be paid but may be up for negotiation during the offer process

All information regarding the property details, including its position on Freehold, is to be confirmed between vendor and purchaser solicitors.



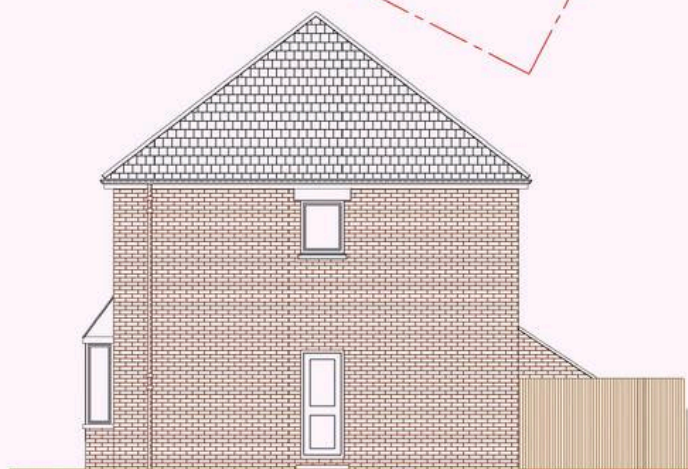
Proposed ground floor plan



Proposed rear elevation



Proposed first floor plan



Proposed side elevation



Proposed front elevation

PLANNING NOTES:

The application is for an attached house to be built to the side of the existing main house. To faithfully emulate the existing design of the existing.

The side attached house to have the exact matching brickwork, to have a continued matching tiled hipped / pitched roof, the windows and joinery to match that of the existing.

NB: The plans are for planning purposes only and do not form part of a Building Regulation application, Party wall Act, etc.



Drawn	AGB	Check	AGB
Scale	1:50	Scale	1:50
Project	PROVISION IN SIDE		
Title	PROPOSED		
Sheet	MISS GRD 48 ARLE CHELTEN GL51 8H		
Showing No.	AGB-2		
Revision			

AGB-2

Revision

Revision



Cook Residential

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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.