

45 Springbank Way, Springbank, GL51 0LH
Cheltenham

Guide Price £60,000



Computer Generated Image
For illustrative purposes only. Final design, materials and layout may be subject to approved planning.

45 Springbank Way

Cheltenham, Cheltenham

Corner plot on Springbank Way, Cheltenham, with planning for a two-bedroom bungalow. Enclosed, generous site in a popular area, close to amenities, green spaces and transport links.

Council Tax band: TBD

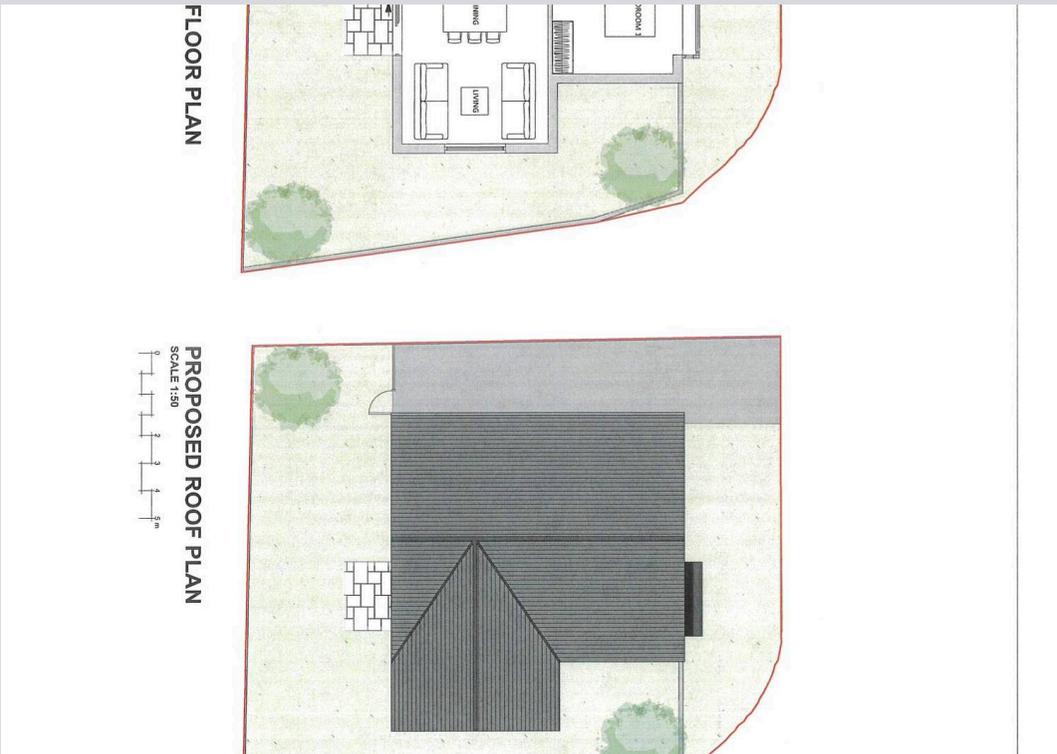
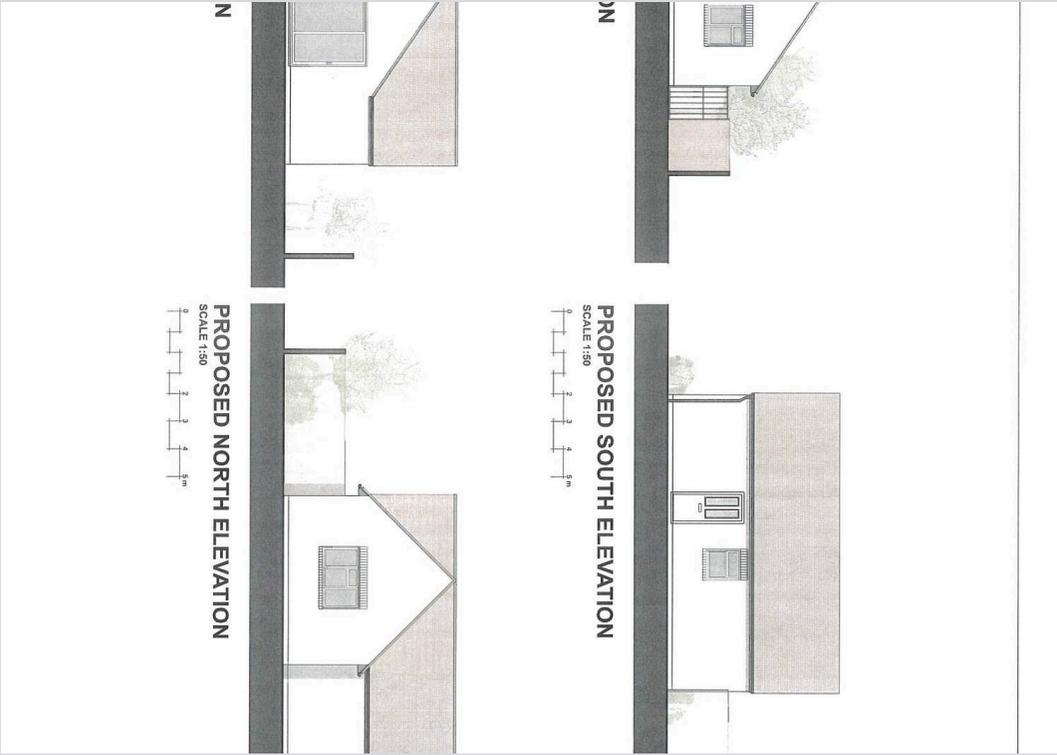
Tenure: Freehold

- No Chain
- Plot Of Land
- Planning Permission Is Granted For a Two Bedroom Bungalow
- Corner Plot Location
- Fantastic Location In The Springbank Area of Cheltenham





Computer Generated Image
 For illustrative purposes only. Final design, materials and
 layout may be subject to approved planning.



A rare and well-positioned corner plot on Springbank Way, Cheltenham, offering planning permission for a two-bedroom bungalow. The plot is clearly defined and enclosed, and is set within an established residential neighbourhood.

Occupying a generous footprint with good separation from neighbouring properties, the site presents an excellent opportunity to create a bespoke, modern bungalow in a convenient and popular location, ideally suited to downsizers, owner-occupiers or developers alike. The plot benefits from easy access to local amenities, green spaces and transport links into **Cheltenham**.

Please copy and paste the following link into your browser to see the planning consent in full on the Cheltenham Council Planning Portal;

<https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?keyVal=T5NKKWRELIRL00&activeTab=summary>

Agents Note: A Community Infrastructure Levy (CIL) payment will need to be paid by the purchaser of £11,031 as part of the pre commencement requirements.

Please also note that there are conditions that are required to be satisfied in relation to a Sustainable Drainage System (SUDS). Please enquire within for further information. Please also note that there are conditions that are required to be satisfied in relation to a Sustainable Drainage System (SUDS). Please enquire within for further information.

CGI Disclaimer: Please note that any computer-generated images (CGIs), plans or illustrations are provided for indicative and illustrative purposes only. They are intended to show a possible design and layout and may not represent the final appearance of the property. Finishes, materials, landscaping, boundaries and surrounding features may vary. Prospective purchasers should rely on the approved planning documentation and undertake their own investigations.

Location: Springbank Way is situated within a well-established residential area of Cheltenham, popular for its quiet setting and proximity to everyday amenities. The location offers easy access to local shops, schools and green spaces, while Cheltenham town centre is readily accessible, providing a wide range of retail, dining and leisure facilities. There are good transport links nearby, including access to the A40 and M5, making the area convenient for both local and regional travel.



Computer Generated Image

For illustrative purposes only. Final design, materials and layout may be subject to approved planning.

Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

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.