



Investment/Development Opportunity  
In Affluent Residential Area

Hartnell  
TaylorCook

**Selkirk  
Court**

CHELTENHAM,  
GL52 2QS

## Investment Summary

- Situated in an **affluent, primarily residential area** on the junction of Pittville Circus Road and Selkirk Close
- **Well-located** approximately 0.5 miles north east of Cheltenham Town Centre
- Comprises **11,677 sq ft NIA, arranged over 4 floors**
- Currently arranged as **17 x bed sits and 11 x one bedroom flats**
- **Freehold**
- Sold with **Vacant Possession**
- **Potential conversion to a variety of uses** including private residential, student, hotel and retirement living (subject to planning)

### PROPOSAL

We are instructed to seek offers in excess of **£2,335,000** (two million three hundred and thirty-five thousand pounds), subject to contract and exclusive of VAT (excluding purchasers costs) for the freehold interest.

A purchase at this price reflects a **low £200 per square foot** and **£83,400 per unit**.





# Cheltenham

## CONNECTIVITY

|  | LOCATION           | DISTANCE |
|--|--------------------|----------|
|  | M5 Junction 10     | 4 miles  |
|  | M5 Junction 11     | 5 miles  |
|  | Gloucester         | 9 miles  |
|  | Birmingham         | 52 miles |
|  | London             | 98 miles |
|  | Cheltenham Spa     | 2 miles  |
|  | Birmingham Airport | 49 miles |
|  | Bristol Airport    | 51 miles |

The property is situated in Cheltenham, an attractive Regency Spa town located 10 miles east of Gloucester, 52 miles south of Birmingham, 42 miles north of Bristol and 98 miles west of London, all of which are accessible via J10 and 11 of the M5. Cheltenham Spa Train Station is located 2.2 miles west.

Known as the Western Gateway to the Cotswolds, Cheltenham lies within an Area of Outstanding Natural Beauty. Cheltenham is a prominent town in Gloucestershire, and one of the key urban centres in the region. Cheltenham plays an important role in the regional economy and has consistently been a fast-growing area in the UK.

The presence of the renowned Cheltenham Festival, along with its growing reputation as a hub for creative industries & professional services, contributes significantly to its economic dynamism. Cheltenham is home to GCHQ, one of the towns largest employers with approximately 6,000 employees and has helped turn Cheltenham into a hub for cybersecurity and technology.

Cheltenham continues to attract both residents and businesses due to its high quality of life, excellent educational institutions, and stunning Regency architecture. The town is famous for its cultural offerings, including a range of festivals, theatres, and galleries. Its green spaces, along with a growing focus on sustainability, make it a desirable place to live.

As of mid 2023, Cheltenham's population is estimated at around 120,000, reflecting a steady growth trend over recent years, in line with national averages. The town is known for its strong economy, particularly in sectors such as technology, financial services, digital innovation, and the arts.

In 2025, Cheltenham was recognized for its commitment to environmental ambition and its status as one of the best places to live in the UK. It's a town where residents enjoy a perfect balance of historic charm, modern amenities, and a thriving cultural scene.



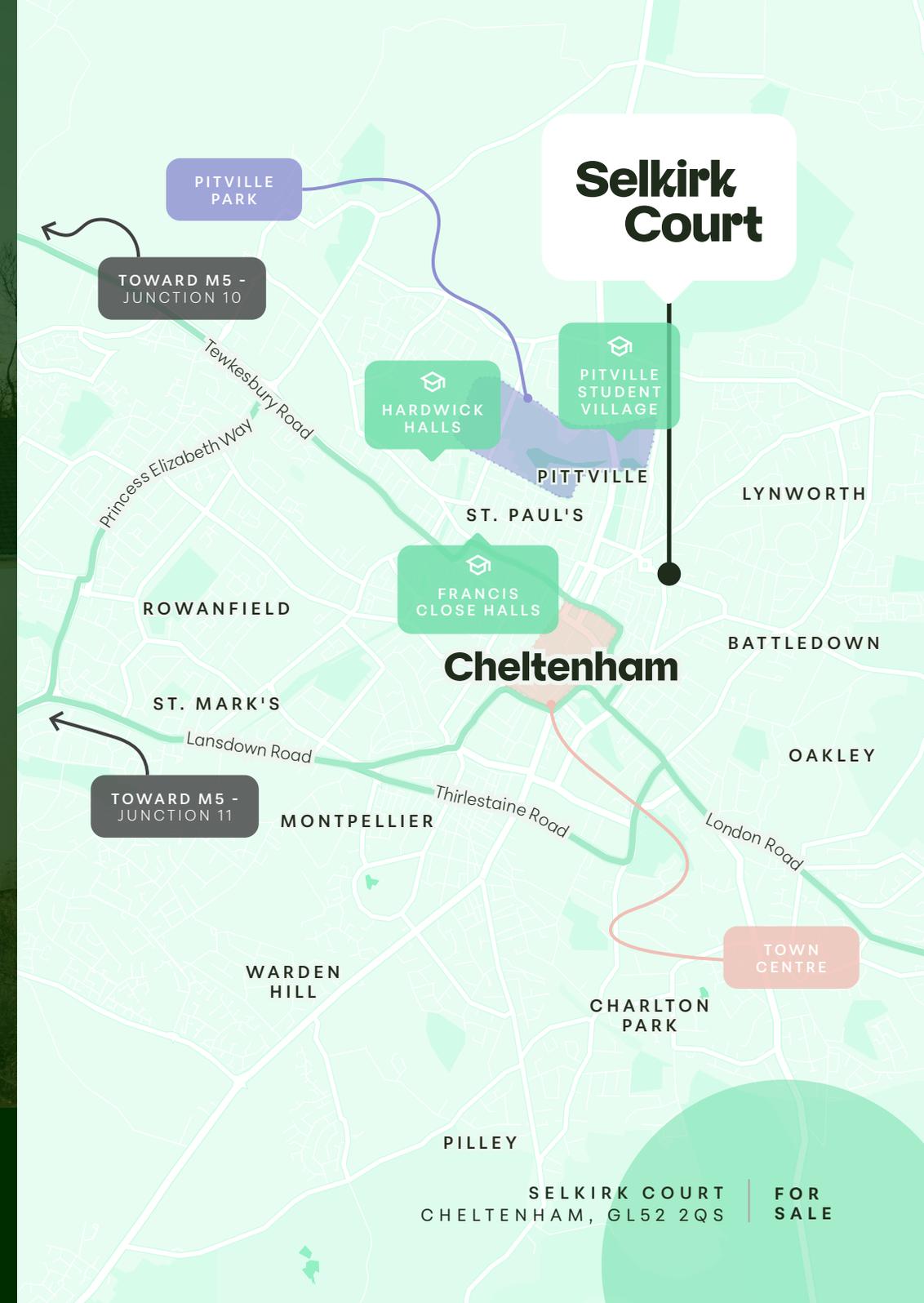
SELKIRK COURT

## Situation

The Property is situated in an affluent, primarily residential area on the junction of Pittville Circus Road and Selkirk Close, approximately 0.5 miles north east of Cheltenham Town Centre, via Prestbury Road.

The location is home to a number of hotels, and popular with students, families and young professionals due to it being just a 15-minute walk from the town centre, multiple primary and secondary schools and other nearby amenities including Pittville Park and the historic Cheltenham Racecourse. The Property further benefits from close proximity to the University of Gloucestershire's Pittville Student Village, Francis Close Halls and Hardwick Halls.

The location benefits from excellent transport links with Prestbury Road, leading directly onto Tewkesbury Road, providing easy access onto J10 of the M5. The property also benefits from multiple bus stops within a 5-minute walk of the Property, providing access to the town centre, Cheltenham Spa Train Station and other nearby amenities.



**SELKIRK COURT** | **FOR**  
CHELTENHAM, GL52 2QS | **SALE**

## Description

The Property comprises a detached, 4-storey residential block, arranged beneath a pitched tiled roof, constructed in 1977. The elevations are smooth rendered and comprise UPVC windows that were installed in 2019. The property benefits from a passenger lift. Surrounding the built structure is a mature, well-kept garden.

The property contains 28 apartments, currently arranged as 17 bedsits and 11 one-bed flats, previously used for "General Needs" by a registered residential provider.

The property occupies a 0.354-acre site which includes a well landscaped garden to the front and side, fronting Pittville Circus & Pittville Circus Road. There is parking for 9 cars as well as a bike shelter to the rear of the Property, both accessible via Selkirk Close.

The property will be sold with vacant possession.



# Tenure

The property is held Freehold,  
under title number : **GR277437**

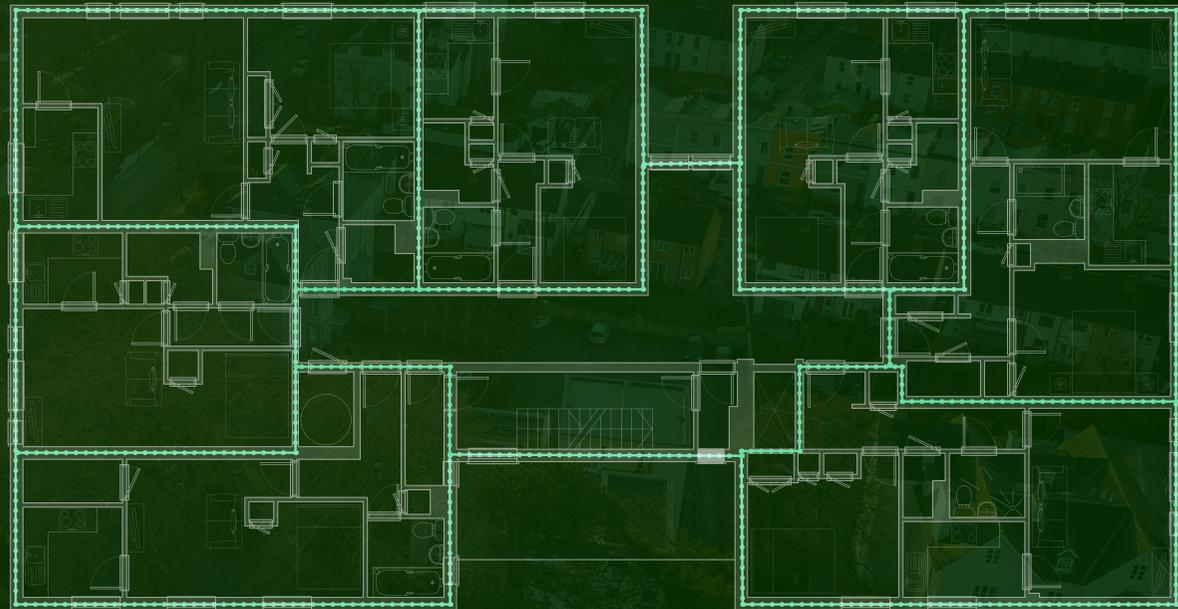




## Floor Area

In accordance with the RICS Code of Measuring Practice (6th Edition) the Property has the following approximate total Net Internal Floor Area (NIA)

| FLOOR        | SqM          | SqFT          |
|--------------|--------------|---------------|
| GROUND       | 262.1        | 2,821         |
| FIRST        | 274.3        | 2,952         |
| SECOND       | 274.3        | 2,952         |
| THIRD        | 274.3        | 2,952         |
| <b>TOTAL</b> | <b>1,085</b> | <b>11,677</b> |



INDICATIVE FLOORPLAN



## V A T

It is understood that the property is not elected for VAT.

## A M L

To comply with Anti-Money Laundering regulations the purchaser will be required to provide satisfactory identification documentation to the vendor and its agent.

## E P C

A copy of EPC's are available upon request.

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## Contact Information

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### J A M E S F R O S T



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