

Land at Hayricks Wharf

Freehold
Open Storage Land

Tewkesbury Road, Cheltenham, GL51 9AA

1.04 Acres (0.420 Hectares)



For Sale | £650,000



Amenities



Title
GR413699



1.04 Acres



Guide Price
£650,000

Land at Hayricks Wharf

1.04 Acres (0.420 Hectares)

Description

The site comprises a large secure yard which is predominantly laid to concrete which had formerly been used as a Ready Mix Concrete Plant. The concrete plant and containers will be removed from site ahead of sale. Third parties have a right of access over road entering the site.

Location

The property is located on Hayricks Wharf just off the Tewkesbury Road and is approximately 1.4 miles North West of Cheltenham town centre. The site lies alongside the A4019, approximately 2.6 miles from Junction 10 of the M5.

Accommodation

Description	Acres	Hectares
Land at Hayricks Wharf	1.04	0.420

Locations

Cheltenham: 1.4 miles

J10 M5: 2.6 miles

Gloucester: 8.1 miles

Nearest station

Cheltenham: 1.4 miles

Nearest airport

Bristol: 50.3 miles



Further information

Guide Price

£650,000.

Tenure

Freehold with vacant possession.

We understand the Property is registered at Land Registry under Title Number GR413699.

Business Rates

The property was last assessed by the Valuation Office Agency as at 1st April 2023 for Business Rate at a Rateable Value £38,750. The current rates liability (2025/2026) is £19,336.25.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Plant/Fixtures

We understand from the Sellers that the former Ready Mix Concrete fixtures are redundant and will be removed from the Property prior to completion of the sale.

Services

Mains water; drainage and electricity are connected. Although none of these services have been checked or tested by Fisher German.

Permitted Use

The property was last used by the owner as a Concrete Batching Plant, hard standing for access manoeuvring and car parking.

The current use falls within Use Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

It is considered likely that the LPA will consider developments under Sui Generis use which have characteristics similar to B1, B2 or B8 Uses.

Sale Overage

The sale will be subject to a 12-month disposal restriction whereby the purchaser covenants with the seller not to make any Disposal save for Permitted Disposals at any time during the Restricted Period without first procuring that the person to whom the Disposal is being made has executed a Deed of Covenant.

Restricted Period: means the period of 1 year starting on the date of this transfer and ending at midnight on the day immediately preceding the first anniversary of the date of this transfer.

Overage

The property is subject to an overage clause, whereby 50% of any increase in value of the property from the grant and implementation of planning permission for Residential development over and above the existing Use of the Property. This would include any development which occurs under Permitted Development Rights. The term of this clause would be 50 years from the date of completion.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

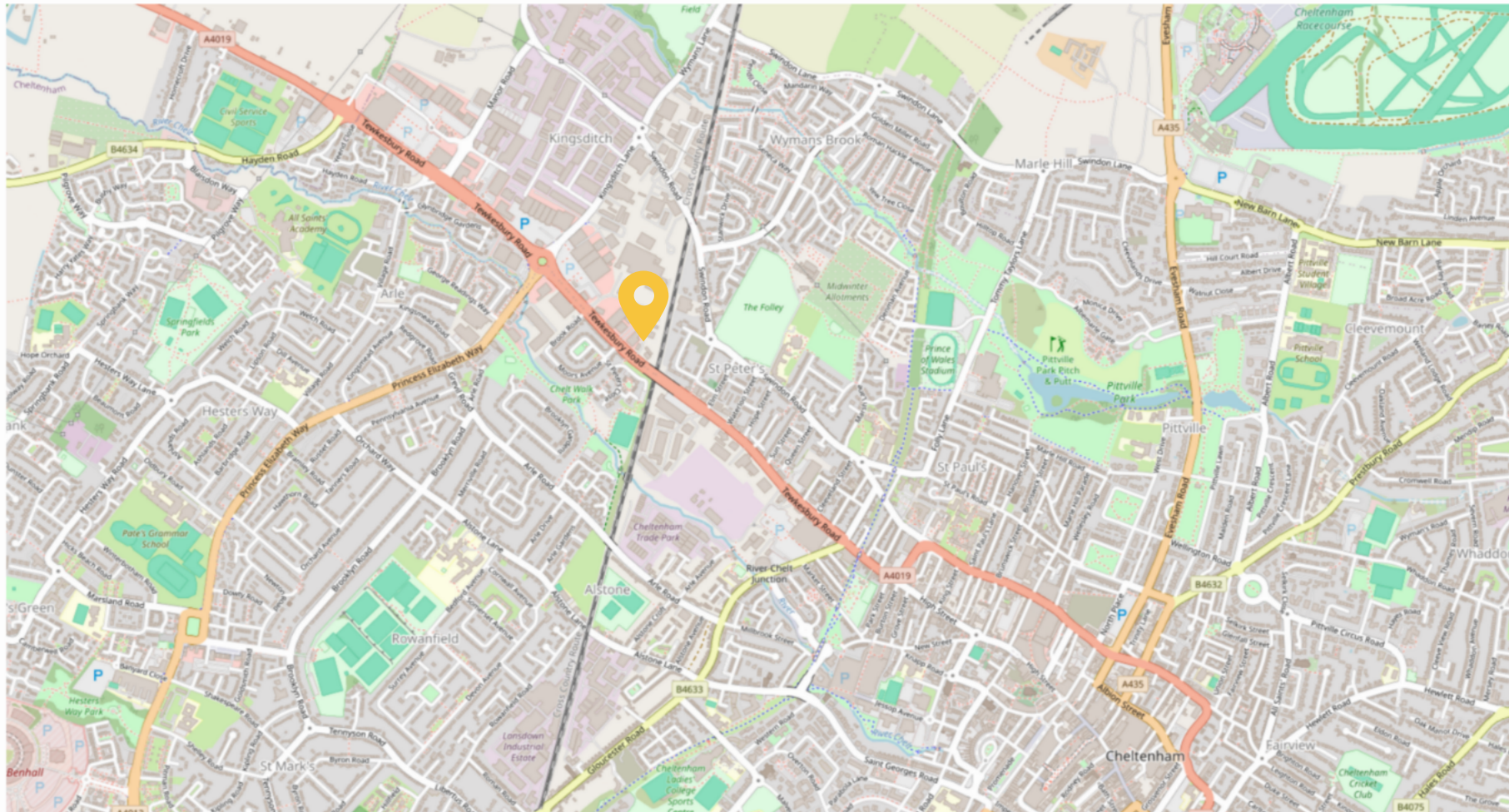
VAT

The vendor has not opted to tax under Value Added Tax.

Viewings

By prior arrangement with the sole agents.





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Contact us

Viewings by appointment only.

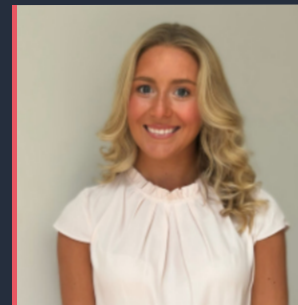
To arrange a viewing, please contact:



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Particulars dated July 2025. Photographs dated July 2025.



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