

# FOR SALE

## WELL LOCATED SITE

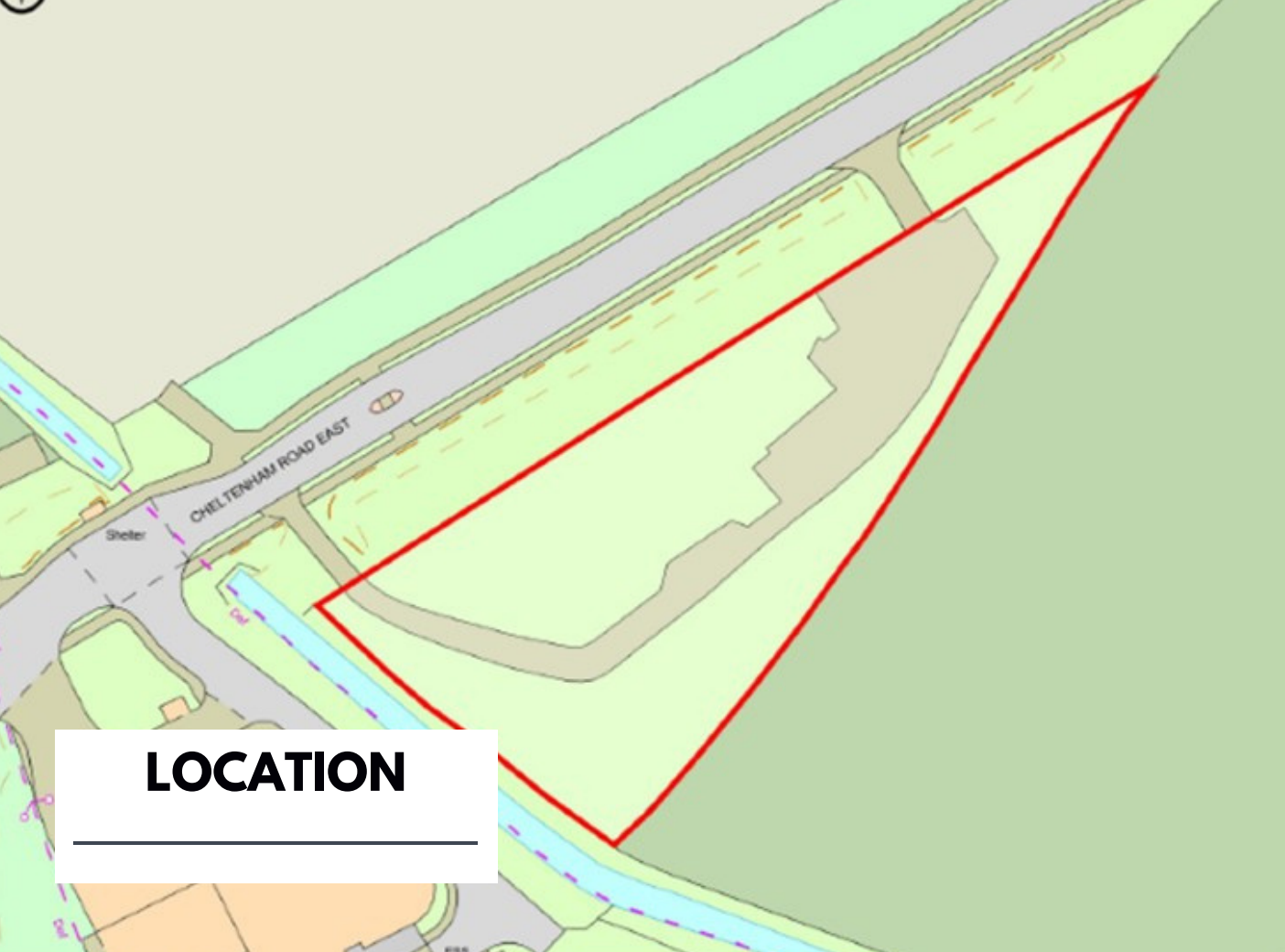
### 1.25 ACRES

**Kurt  
Wyman**  
Surveyors & Property Agents



**Adjacent B4063, Churchdown, Gloucester**

**Near Elmbridge Court Roundabout | J11 M5 Motorway 2 mins drive | Part Tarmacadam Surface**



## LOCATION

The site benefits from a prominent and convenient location off the B4063 at Churchdown on the outskirts of Gloucester. It is located close to the Elmbridge Court Roundabout providing direct access to Cheltenham via the A40 (Golden Valley) and A417 and A40 Gloucester bypass.

Junction 11 of the M5 Motorway is approximately 2 minutes' drive via the A40 (Golden Valley).

## DESCRIPTION

- A predominantly flat and level triangular shaped site benefitting from two vehicular gated access points off the B4063.
- The site is part surfaced with a tarmacadam hard standing/parking area.
- The boundaries comprise a fence to the northern edge of the site and hedging to the southern and western boundaries.
- The site may be suitable for a variety of uses subject to obtaining the necessary planning consents (interested parties are requested to make their own enquiries in this regard).





## **KEY INFORMATION**

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### **SERVICES**

Parties are advised to make their own enquiries in this regard.

### **QUOTING TERMS**

Expressions of interest are invited for the freehold of the site with vacant possession upon completion.

### **QUOTING RENTAL**

On application to the marketing agents.

### **LEGAL COSTS**

Each party will be responsible for their own legal fees involved in the transaction.

### **VAT**

All prices are quoted exclusive of VAT.





  
Surveyors & Property Agents

**ALL VIEWINGS BY PRIOR  
APPOINTMENT WITH KURT  
WYMAN SURVEYORS**

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