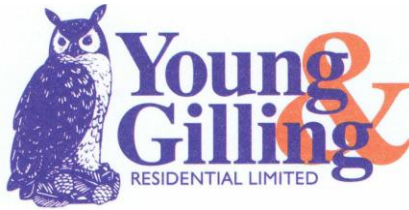


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The Lodge, Arle Court, Cheltenham, Glos. GL51 6PN.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.
Preliminary Details



Description: Grade II Listed Detached Cotswold Stone Built Former Gate Lodge At Arle Court. Planning Permission Granted For Double Storey Extension. Has Previously Been Used For Commercial & Residential Purposes. The Property Can Be Accessed Through The Existing Gates Off Gloucester Road Or Via A Right Of Way Lane From Cheltenham Film Studios. Gross Internal Measurement Are Approximately 442 sq. ft. Ground Floor & 436 sq. ft. First Floor. The Property Is Currently In Need Of Full Refurbishment. Copies Of Plans & Detailed Planning Permission Are Available Upon Request. Possible Further Development Potential Subject To Planning Permission.

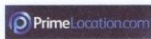
Guide Price £250,000

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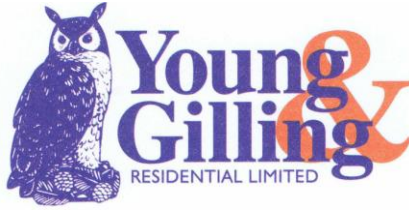
GROUND FLOOR SUITE, 3 CRESCENT TERRACE, CHELTENHAM, GL50 3PE

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Director: D. J. Turner Company Secretary: R. C. Turner

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Location: The property is located immediately adjacent to the Golden Valley roundabout on the A40/Gloucester Road and accessed via the existing gates off Gloucester Road or a private road which has right of way access from the Cheltenham Film Studios opposite Asda on Hatherley Lane.

Accommodation: Internally currently arranged over two floors comprising of three downstairs rooms and three upstairs rooms totaling approximately 878 sq. ft. (81.59 sq. m.) In need of full refurbishment.

Planning Permission: The planning consent granted is to provide a double storey extension to provide one single two storey dwelling with two reception rooms, kitchen, three bedrooms and a bathroom. Copies of the plans are available from Cheltenham Borough Council website (Reference number 12/00097/LBC).

EPC: Report available to view on our website or can be emailed or posted upon request.

Tenure: Freehold with vacant possession.

Viewing: By prior appointment through Young & Gilling Residential Ltd., 3 Crescent Terrace, Cheltenham, GL50 3PE. Tel: 01242 521129. Fax: 01242 533029

Email: property@youngandgilling.com or **Internet** www.youngandgilling.com

Agents Note

For the avoidance of doubt, we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. We have not carried out a detailed survey, not tested the services, appliances and specific fittings whether or not referred to in these particulars. Room sizes, which have been given in both metric and imperial measure, should not be relied on for the purposes of architectural alteration or the ordering of furniture, fitments, carpets, furnishings or any other measurable item.

None of the statements contained in these particulars are to be relied upon as statements of representation of fact.

Anti – Money Laundering Legislation

As required by Anti-Money Laundering Legislation (The Money Laundering Regulations 2003; The Proceeds of Crime Act 2002; Terrorism Act 2000 as amended by the Anti-Terrorism Crime & Security Act 2001) – Estate Agents are required to formally identify prospective purchasers & Vendors and their source of funding.

Therefore the prospective purchasers & Vendors of any property will be required to complete an Identity Verification Certificate upon an offer being accepted by a vendor. Prospective purchasers & Vendors will also be required to supply formal verification of identity by showing one of the following; Passport, Photo I.D Driving Licence or other appropriate means of identification.

Details of funding will also be required especially on prospective purchases, which involve cash exceeding ten thousand pounds sterling.

Young & Gilling Residential Limited are obliged by law to include the above in legislation now in force and ask prospective purchasers & Vendors to consider our position and not take offence to the actions we are obliged to carry out by law.

Verification of our duties can be verified by the National Criminal Intelligence Service or your solicitor.

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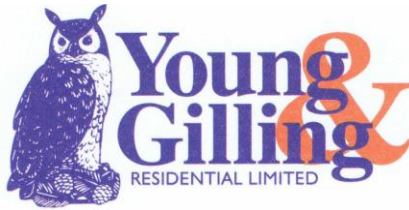
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CHELTENHAM BOROUGH COUNCIL

Mr A And Mr R Overbury
C/o Clive Petch Architects
3 Tebbit Mews
Winchcombe Street
Cheltenham
Gloucestershire
GL52 2NF

APPLICATION NO: 12/00097/LBC

DATE REGISTERED: 28th January 2012

DECISION DATE: 5th April 2012

GRANTS LISTED BUILDING CONSENT

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

In pursuance of its powers under the above mentioned Act and Order Cheltenham Borough Council, as the Local Planning Authority, hereby **GRANTS CONSENT** for the following development:-

Two storey extension and alterations to facilitate a change of use from offices to single dwelling

AT : Arle Court Lodge Gloucester Road Cheltenham

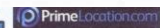
in accordance with the conditions specified hereunder:-

- 1 The works hereby granted consent shall be begun before the expiration of five years from the date of this consent.
Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby granted consent shall be carried out in accordance with Drawing Nos. 21143/01A, 21143/02A and 21143/03A received by the Council on 02.04.2012.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.
- 3 Prior to the commencement of development, the detailed design including materials and finishes of the following items shall be submitted to and approved in writing by the Local Planning Authority:
 - a. new windows and external doors including heads, cills and reveals
 - b. new internal doors, architrave and skirtings
 - c. stone details - copings, parapets, kneelers, quoins and string course
 - d. roof and ridge detailThe design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 with full size moulding cross sections, where mouldings are used. The works shall thereafter be implemented strictly in accordance with the agreed details.

MIKE REDMAN : DIRECTOR • BUILT ENVIRONMENT
CHELTENHAM BOROUGH COUNCIL • P.O. BOX 12 • MUNICIPAL OFFICES • PROMENADE • CHELTENHAM • GLOS • GL50 1PP
TELEPHONE 01242 262626 • FACSIMILE 01242 227131 • DX 7406 CHELTENHAM 1 • EMAIL builtenvironment@cheltenham.gov.uk



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Reason: To ensure that the design of the details listed are appropriate to the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. These are important details which need to be constructed in a manner which ensures that they serve to preserve the special interest of the building.

- 4 Notwithstanding the submitted information, the new windows in the proposed extension shall exactly match the existing windows in the principal listed building.

Reason: To ensure that the design of the new windows is appropriate to the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. These are important details which need to be constructed in a manner which ensures that they serve to preserve the special interest of the building.

- 5 Prior to the commencement of development, the detailed design including materials, finishes and samples of the following items shall be submitted to and approved in writing by the Local Planning Authority:

- a. stone roof tiles
- b. facing stone

The works shall thereafter be implemented strictly in accordance with the agreed details.

Reason: To ensure that the design of the details listed are appropriate to the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. These are important details which need to be constructed in a manner which ensures that they serve to preserve the special interest of the building.

- 6 Prior to the commencement of development, the following items shall be submitted to and approved in writing by the Local Planning Authority:

- a. Method statement for the repair and restoration of the listed gates, gate piers and railings including the proposed protection of the gates/piers/railings during construction works on site
- b. Method statement for measures to decrease risk of damage of these historic features due to metal theft.

The works shall thereafter be implemented strictly in accordance with the agreed details, and shall be implemented before the development hereby permitted is first occupied.

Reason: To ensure that the design of the details listed are appropriate to the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. These are important historic features which need to be restored in a manner which ensures that they serve to preserve the special interest of the listed structures.

- 7 All new and disturbed surfaces shall be made good at the time of development using materials of matching composition, form and finish to those of the listed building and listed gates/piers/railings.

Reason: To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

- 8 The new stonework shall match the existing facing stonework on the principal listed building in colour and texture and shall be maintained as such thereafter.
Reason: To ensure that the new stonework is sympathetic to the existing facing stonework on the principal listed building and to ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.
- 9 Prior to the commencement of development, a sample panel of new facing stonework (with coping and quoin detail where appropriate) of at least one square metre shall be constructed on site to illustrate the proposed brick type, bond, colour and texture of pointing. The sample panel shall be approved in writing by the Local Planning Authority and thereafter retained on site until the completion of the development to provide consistency.
Reason: To ensure that the new brickwork is sympathetic to the existing facing brickwork on the principal listed building to ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

INFORMATIVES :-

- 1 This is a listed building of importance. The proposed works on balance will prolong the future use of this historic building and therefore will preserve the special architectural or historic features of the building, and be in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

This decision notice should be read in accordance with the Planning Officer's Report which details the material considerations relevant to the proposal and the reasons for the decision made. You can read a copy of this report online at www.cheltenham.gov.uk/publicaccess or in the Municipal Offices Promenade Cheltenham GL50 9SA (please contact Built Environment Reception to arrange this. Tel: 01242 264328)

A person who intends to carry out the development to which this planning permission relates is requested to give a minimum of 7 days notice to the planning authority as to the date on which it is proposed to initiate the development, and, in any event, before commencing the development. You are advised to contact the Compliance Officer at Built Environment 01242 264122.

Important Information following your Planning Permission or Planning Permission Enquiry

Please note: most building works will require inspection by Building Control. For further information on Building Regulations and whether you will be required to make an application, please refer to our web site www.cheltenham.gov.uk/buildingcontrol or telephone 01242 264321.

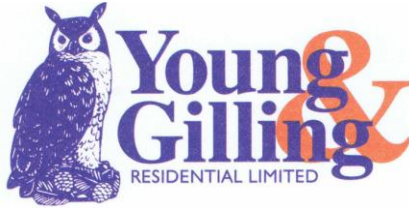
Mike Redman: Director – Built Environment

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

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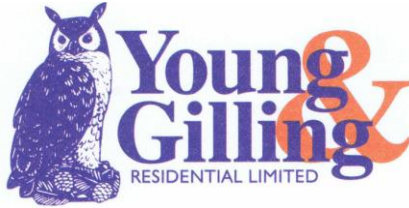
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- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

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CHELTENHAM
BOROUGH COUNCIL

START NOTICE

IMPORTANT INFORMATION - KEEP THIS WITH YOUR DECISION NOTICE

Please read carefully the decision notice and ensure that you understand and comply with the requirements of any conditions. Also, you must comply precisely with any approved drawings or documents.

It is your responsibility to comply. Failure to comply with the terms of an approval could mean that the work that you carry out is unauthorised and at risk of enforcement action, which could have serious consequences. We carry out a programme of site monitoring to check compliance.

If you do not understand any of these requirements please contact us quoting 12/00097/LBC. Contact details are below.

We can assist you by providing advice and dealing with details you send us to meet conditions. Please ensure that you give yourself time to meet the requirements of any conditions.

We recommend that you email the development and your contact details along with the intended start date to planningcompliance@cheltenham.gov.uk or complete the following and return it to the compliance officer at the address below.

Development Details

Planning application ref: 12/00097/LBC

Proposal: Two storey extension and alterations to facilitate a change of use from offices to single dwelling

Site Location: Arle Court Lodge Gloucester Road Cheltenham

Date when work is intended to start: _____

Your contact details (or attach letterhead/business card):

Name: _____

Address: _____

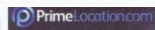
Telephone: _____ Mobile: _____

Email: _____

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