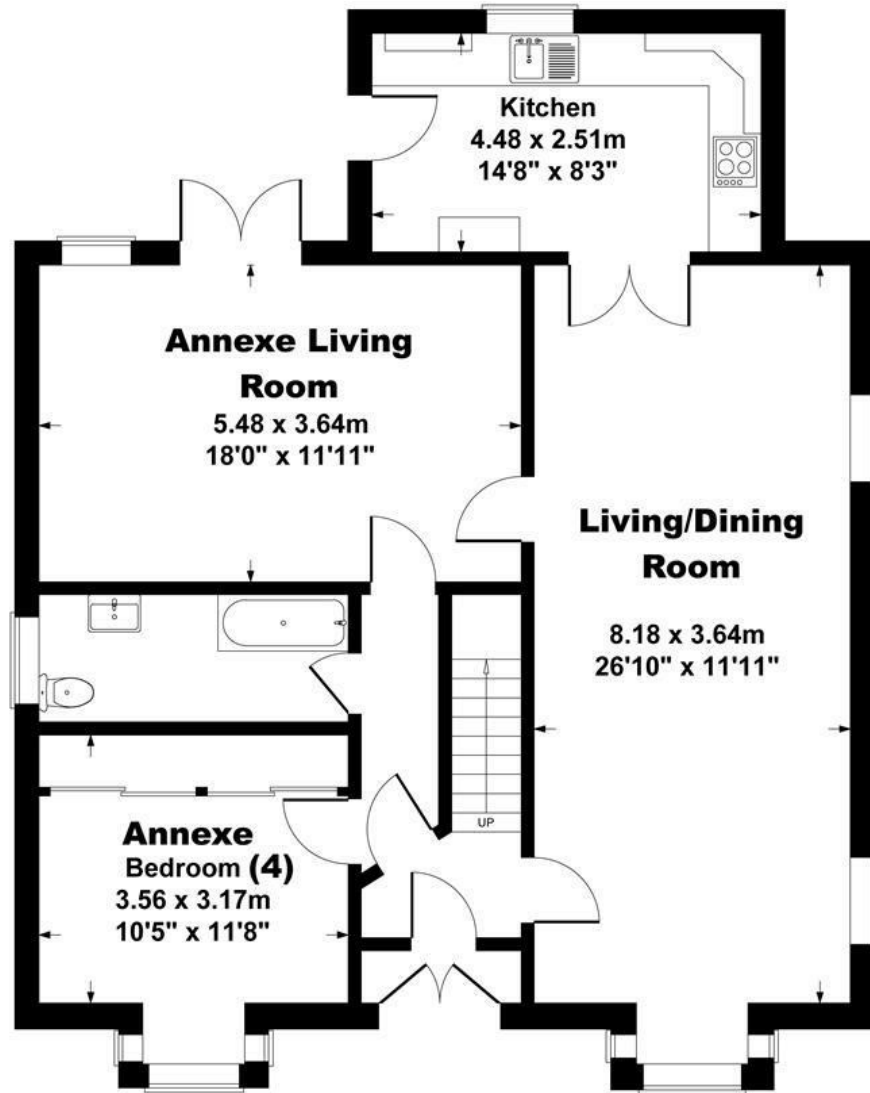


**BREDON HILL VIEW 17 HESTERS WAY LANE, SPRINGBANK, CHELTENHAM, GL51 0LB**

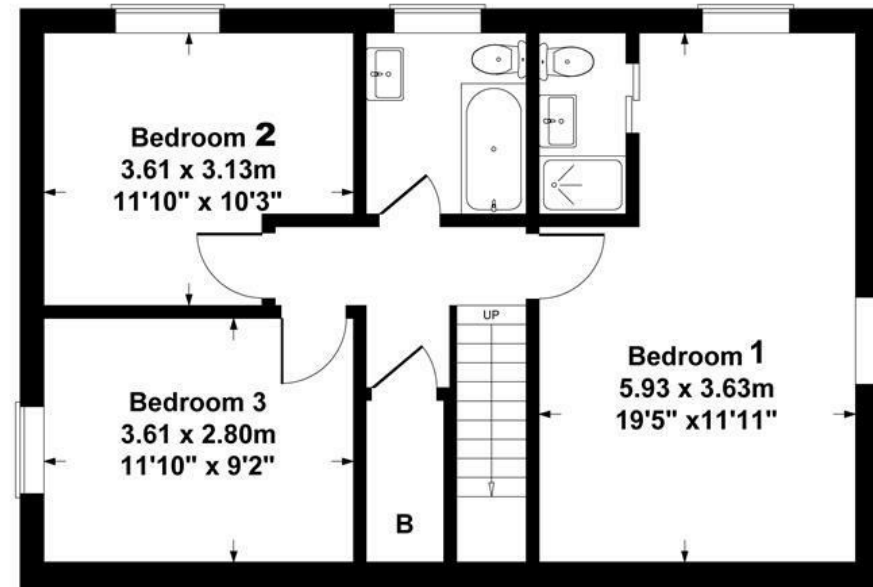
**GUIDE PRICE £600,000**

**FREEHOLD CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND D**

Approximate Gross Internal Area  
Main House - 150 sq. metres (1615 sq. feet)



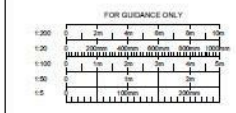
Ground Floor



First Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



**bhb architects** LIOUJIAN LIU CHEN  
CHENLIANG LIU

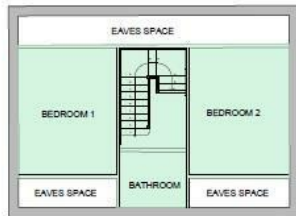
Proposed Dwelling: 17 Hester's Way Lane Cheltenham: 22608-04  
 Date: 11 March 2016

Sketch Scheme: 1:100 @ A3

**REGISTERED ARCHITECTS**



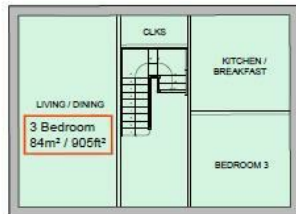
FIRST FLOOR PLAN



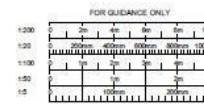
FIRST FLOOR PLAN



GROUND FLOOR PLAN ( Semi Detached)



GROUND FLOOR PLAN ( 1.5 Storey Bungalow)



**bhb architects** LIOUJIAN LIU CHEN  
CHENLIANG LIU

Proposed Dwelling: 17 Hester's Way Lane Cheltenham: 226  
 Proposed Indicative Floor Plans: 11  
 Date: 11 March 2016

Sketch Scheme: 1:100 @ A3

**REGISTERED ARCHITECTS**

RESIDENTIAL DEVELOPMENT PLOT. Architect draft plans for the erection of 3 dwellings and planning consultants advice. Suggestion is for a pair of three bedroom, two bathroom semi-detached houses and a detached chalet bungalow at the rear.

This deceptively large plot has scope and space for redevelopment.

Alternatively the current property could be upgraded to provide a characterful large detached home – currently offering four bedrooms and three bathrooms – with a very large and private garden.

Please see the agents for more details.

Large plot measuring c.965 sq mtr (10,380 sq ft). In our opinion this plot lends itself to redevelopment The prospective purchaser would be responsible for obtaining planning permission.

Suggested Potential Value of the 3 properties built:-

Detached Chalet Bungalow - in the region of £450,000 - £500,000

Three bedroom, two bedroom semi detached houses - £350,000 - £375,000

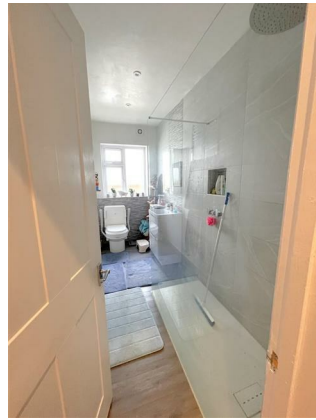
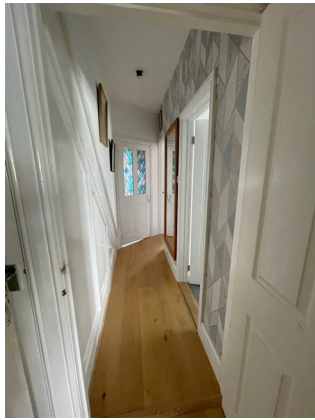


Current Measured Area

m <sup>2</sup> × 964.48 m <sup>2</sup>	km <sup>2</sup> × 0.00 km <sup>2</sup>	Acres × 0.24 acres	Hectares × 0.10 hectares	Feet <sup>2</sup> × 10381.58 feet <sup>2</sup>	Square Miles × 0.00 miles <sup>2</sup>	Nautical Miles <sup>2</sup> × 0.00 nautical miles <sup>2</sup>
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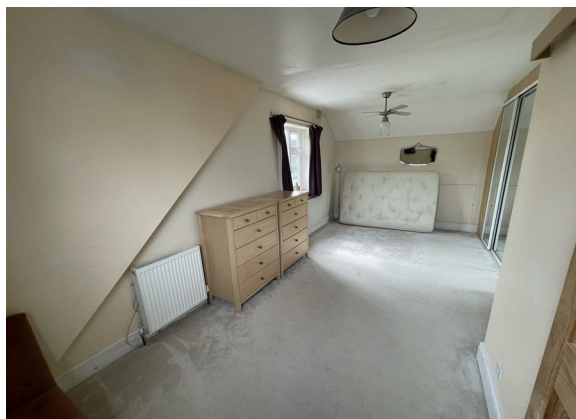


All information subject to legal confirmation

Important Notice: SureLet have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

Money laundering regulations: Please be aware that we are required by law to comply with the Anti Money Laundering (AML) regulations set out by HMRC for all property transactions. Therefore it is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted.

SureLet may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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