

Grovesfield Way, Cheltenham

Client

Private Client

Services Provided

Expert Witness
Development & Regeneration

Timescale

2003 - 2009

Alder King Contact



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The Project

Alder King act for a private client who owns 6.4 hectares of land within the greenbelt on the edge of the built up area of Cheltenham. The site adjoins the park and ride facility, and a B & Q retail store, a Travelodge and restaurant. The site is close to the A40 (Golden Valley Bypass) and within 1 mile of Junction 11 of the M5, the main approach into Cheltenham from the West.

On our advice the client commenced the promotion of the land for employment purposes reflecting the shortage of employment land in Cheltenham and the absence of any dedicated business park.

A project team was appointed with Alder King providing employment land evidence initially through the Local Plan Inquiry and subsequently at Appeal. This required attendance at the Public Inquiry in March 2007 and providing expert witness evidence, emphasizing the lack of supply and quality of business space and the particular shortage of new build office accommodation.

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In May 2007 the Inspector recommended the allocation of the site for a B1 business park for 22,300 m² of space together with an extension to the park and ride.

Alder King are now appointed as letting agents and development consultants for the project. Where a start on site works is envisaged in autumn 2010.