



Development Site at Towerhead Road

Sandford, Winscombe, Somerset, BS25 5RQ



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Outline permission previously granted for 16 residential units, now lapsed.

- Development Opportunity
- 1.16 acres (0.47 ha)
- Lapsed planning for 16 residential units
- Close to existing development
- Close to motorway network & Bristol Airport
- Mains services on site

Guide Price
£950,000

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General Description

An exciting opportunity to acquire a development site of 1.16 acres (0.47 ha) in Sandford, North Somerset. The site has been used as a transport yard for many years but was granted outline planning permission in March 2020 to build 16 residential units (Planning ref: 18/P/2024/OUT). The planning has now lapsed. There is a large industrial building on the plot measuring 246m² (GEA) of block and sheet metal construction with windows, which was to be demolished as part of the planning but is currently used for secure storage/workshop space. The site has steel fencing with two five bar entrance gates.

Location

The site is accessed off the main A368 Towerhead Road in the village of Sandford being the main route between Weston-super-Mare in the west to the Mendip Hills in the East. Sandford is a convenient and highly favoured village nestled in the beautiful North Somerset countryside. It is well served by local facilities, including a church, village store with a café, a primary school and nearby Churchill Academy together with its modern sports complex, which was recently rated Outstanding by Ofsted. A range of shopping facilities are available in nearby Winscombe with more comprehensive facilities available at Weston-super-Mare and of course Bristol. Access to the motorway network is at Clevedon (junction 20) and St. Georges (junction 21). Bristol International Airport is 8 miles away and access to a mainline railway station at Yatton

Services

Two and three phase electricity
Mains water
Waste via septic tank

Local Authority

North Somerset Council Tel: 01934-888888

Tenure

Freehold with vacant possession

Viewing

By appointment with the Agents David James 01934-864300

Special Conditions

1. The vendors would consider a 'subject to planning' offer

Designations

- Flood Risk - Towerhead Brook flows north along the western boundary of the site. The Environment Agency Flood Map for Planning for Fluvial (River) flooding shows the eastern region of the site to be situated in Flood Zone 1 (low risk) with a less than 0.1% annual probability of river flooding. The western region is located with Flood Zone 3 (medium risk) defined as a 1% or greater annual probability of river flooding. Flooding from surface water is very low risk in the eastern region and the western region to be low to medium risk.
- Area of Outstanding Natural Beauty (AONB)
- Site of Special Scientific Interest (SSSI)
- Impact Risk Zone for Mendip & North Somerset Bats (Horseshoe Bat Zone C)
- Aerodrome safeguarding zone

Ref: WRU240018

Date: 10th June 2024

PLANS AND PARTICULARS

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