

Development Site at Towerhead Road

Sandford, Winscombe, Somerset, BS25 5RQ



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Sandford, Winscombe, Somerset, BS25

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

Barley Wood Stables, Long Lane, Wrington, BS40 5SA wrington@david-james.co.uk Tel 01934 864300 www.david-james.co.uk

## 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 Westonsuper-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

I. 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 I (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

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

#### WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



Barley Wood Stables, Long Lane, Wrington, BS40 5SA

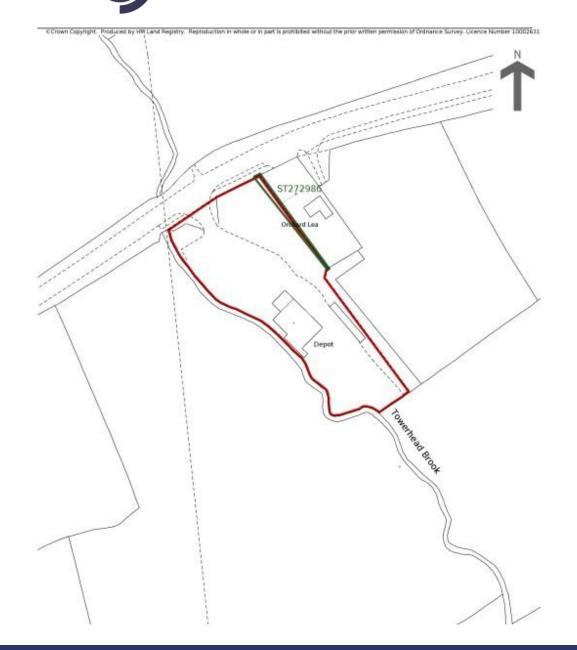
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SITE PLAN

# DAVIDJAMES



Chepstow 01291 626775 Cwmbran 01633 868341 Magor Monmouth

01633 880220

Wotton-under-Edge 014 Wrington 019

01453 843720 01934 864300