

FOR SALE

DEVELOPMENT OPPORTUNITY

- Approximately 0.59 acres (0.24ha)
- Situated on the outskirts of Bristol
- Excellent Connectivity
- Full Planning Consent for 6 Detached Dwellings

Development Site at Stoke Gifford

**The Orchard, Mead Road, Stoke
Gifford, South Glos, BS34 8PS**

OFFERS IN EXCESS OF £1,000,000

Approximately 0.24 acres with full planning consent for the erection of six detached residential dwellings.

LOCATION

The site is located north of Stoke Gifford, a suburb of Bristol and is situated between Mead Road and Oxbarton. The site has convenient access to the main road links including the B4057 and A4174. Major motorway networks including the M32, M4 and M5 are all located within a 15-minute drive of the site with Bristol City Centre within 6 miles distant and connections to main line trains reaching London Paddington in under 2 hours can be found at Bristol Parkway (1 mile).

DESCRIPTION

The property comprises a block of bare land extending to approximately 0.24 acres (0.59 Ha). The walnut tree is subject to an TPO.

The land is situated within a built-up residential area and is level lying. The land benefits from full planning permission for residential development.

SERVICES

Potential purchasers should make their own enquiries as to location and costs of connections to mains services although all mains services are believed to be readily available.

PLANNING

Full planning permission has been obtained (Planning Reference P22/03115/F) for the erection of six detached dwellings comprising a mix of 3 and 4 bedroom properties.

Details of the approved development is available on South Gloucestershire Councils website (<https://rb.gy/5y8qxl>) or can be provided by the Agent.

EASEMENTS, COVENANTS & RIGHTS OF WAY

The property is sold subject to any rights, benefits or incidents of tenure which affect it.

TENURE

Freehold with vacant possession upon completion.

LOCAL AUTHORITY

South Gloucestershire Council - 01454 868003.

OVERAGE

The sale contract will include an overage provision to the effect that if planning consent is granted for any additional residential development within 30 years of the sale date, 25% of any increase in value will be payable to the Vendors or their successors in title.

ACCESS

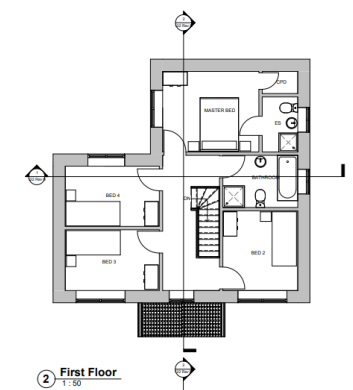
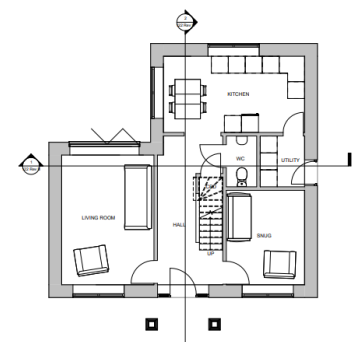
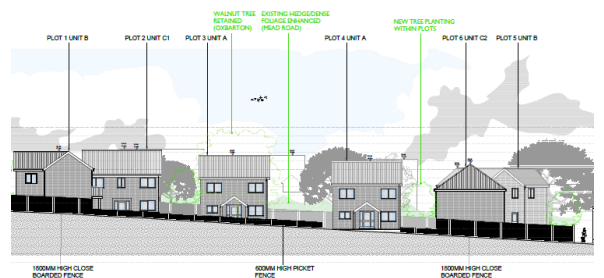
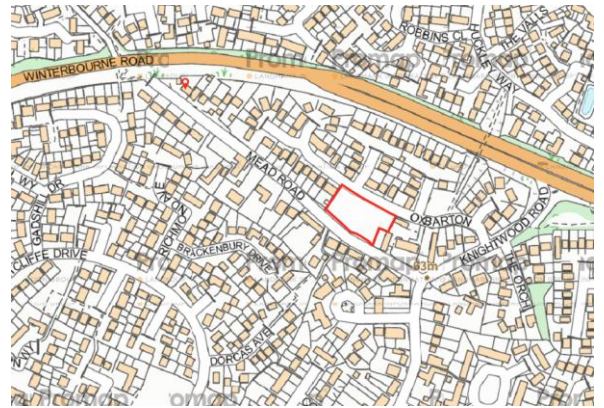
Currently access is gained on foot via Knightwood Farm which lies to the east of the site. The site benefits from roadside frontage and a new vehicular access is to be provided on to Oxbarton.

VIEWING

At any reasonable daylight hour with a set of sales particulars and with the usual courtesy shown to the occupier. We request that interested parties contact David James at our Magor Office on 01633 880220 to register their interest and inform us of their viewing.

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.



Please enter site via gate A, marked on site plan