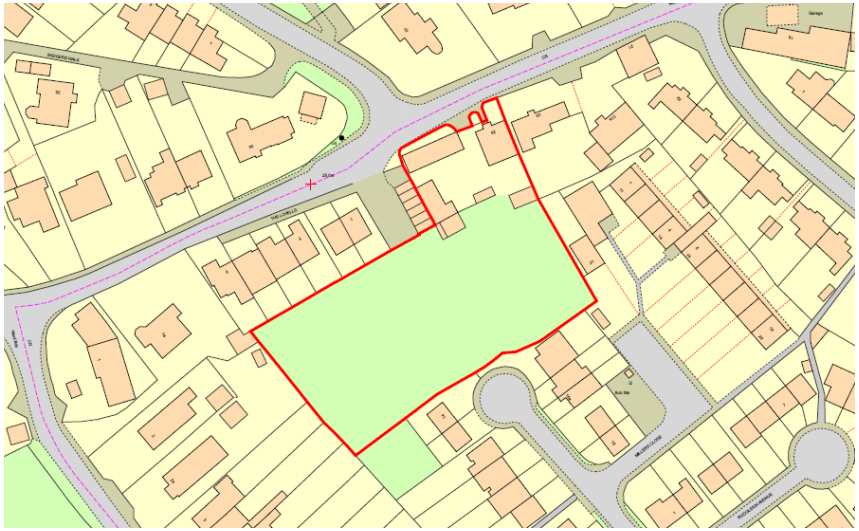
DEVELOPMENT OPPORTUNITY HOUSE & OUTBUILDINGS IN 1.15 ACRES

25 Lodway, Easton-in-Gordano, Bristol, BS20 0DQ

- A fantastic development opportunity comprising the following :-
  - 6 bed detached family home in need of renovation
  - Numerous outbuildings / barns
  - Total site size of 1.15 acres
- To suit a single residential home or housing development (STP)
- Guide price upon application



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

www.burstoncook.co.uk

BURSTON COOK

0117 934 9977

LOCATION

The property is within the Parish of Pill and Easton-in-Gordano. The property is in a sought-after village on the outskirts of Bristol, enjoying a semi-rural environment with excellent access to the A369, M5 motorway and Bristol city centre. The village offers a good range of local amenities, reputable schools and leisure facilities, while the surrounding countryside and Avon Gorge provide attractive walking routes and outdoor pursuits. In terms of public transport, The MetroWest Phase 1 project is planning to re-open the Portishead rail line to passenger train services and to enhance local passenger train services on the Severn Beach and Bath to Bristol lines.

This includes reopening the station in Pill with enabling works having already commenced. The railway line is due to be operational to passengers in 2028 and the reopened Pill railway station will be less than 500m from the property.

DESCRIPTION

The site comprises a detached 6 bed family dwelling requiring renovation, together with a range of traditional outbuildings and associated land. The outbuildings include a two-storey detached structure formerly used for workshop and storage purposes, featuring a combination of stone and red brick elevations, timber sash windows, and a pitched roof, as well as an L-shaped detached former Coach House and stable workers' accommodation of similar construction.

Two additional smaller outbuildings are currently used for storage. To the rear of the site is a parcel of land extending to approximately 0.95 acres, historically forming part of the garden to 25 Lodway.

The total site area is approximately 1.15 acres. The topography is generally level .

NB The neighbouring property (house at No. 23 Lodway) is potentially available by way of separate negotiation. Further details available upon request.

TENURE

The property is to be sold freehold with vacant possession.

PRICE

The guide price is available upon application. Offers will be considered on both a conditional and unconditional basis.

EPC

The house has an Energy Performance rating F (28).

PLANNING

The vendor has explored planning options on the site and has plans, drawings and various reports to support an application for a 15 unit housing scheme. Further details available upon request.

The property does not benefit from any planning consent for redevelopment, however, we are of the opinion that the site offers an excellent opportunity for redevelopment.

VAT

We have been advised that the property is not elected for VAT.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017:* Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

BURSTON COOK
0117 934 9977

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook
FAO: Tom Coyte MRICS
Tel: 0117 934 9977
Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT

May 2026

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017:* Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

BURSTON COOK
0117 934 9977

THE POPLARS
THE LOWELLS
MILLERS CLOSE
RUDGLEIGH AVENUE
0
12.5
25
37.5
© Crown Copyright and Database Rights 2021 OS 100060020

N
0 5 15 25 m
30
LB
25.0m
THE LOVELLS
1
3
6
1a
1
2
2a
3
10
14
15
13
23
21a
11
1
21
16a
18
14
EASTON ROAD
MILLERS
El
Sub Sta