25 LODWAY, PILL, BRISTOL, BS20 0DQ

BURSTON COOK
0117 934 9977



TO LET

DEVELOPMENT OPPORTUNITY - LAND WITH OUTBUILDINGS

SIZE
1.15 acres
0.47 hectares

£ QUOTING PRICE
Price on application

THE OPPORTUNITY

- A fantastic development opportunity comprising the following :-
  - A large building which was previously used and occupied as a 6 bed detached house
  - Outbuildings / barns
  - Total site size of 1.15 acres
- To suit a single residential home or housing development (STP)
- Guide price upon application

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 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 inclused reopening the station in Pill with enabl;ing 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 former 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 a workshop and storage purposes, featuring a combination of stone and redbrick elevations, timber sash windows and a pitched roof, as well 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.

N.B. The neighbouring property (house at No. 23 Lodway) is potentially available by way of a separate negotiation. Further details are 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 an unconditional basis.

PLANNING

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

N.B. All parties are advised to make their own enquiries.

VAT

All prices are exclusive of VAT if applicable.

EPC

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

N.B. All parties are advised to make their own enquiries.

LEGAL FEES

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



EXISTING SITE PLAN



POTENTIAL SITE PLAN



ANTI-MONEY LAUNDERING
Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002
Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

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VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

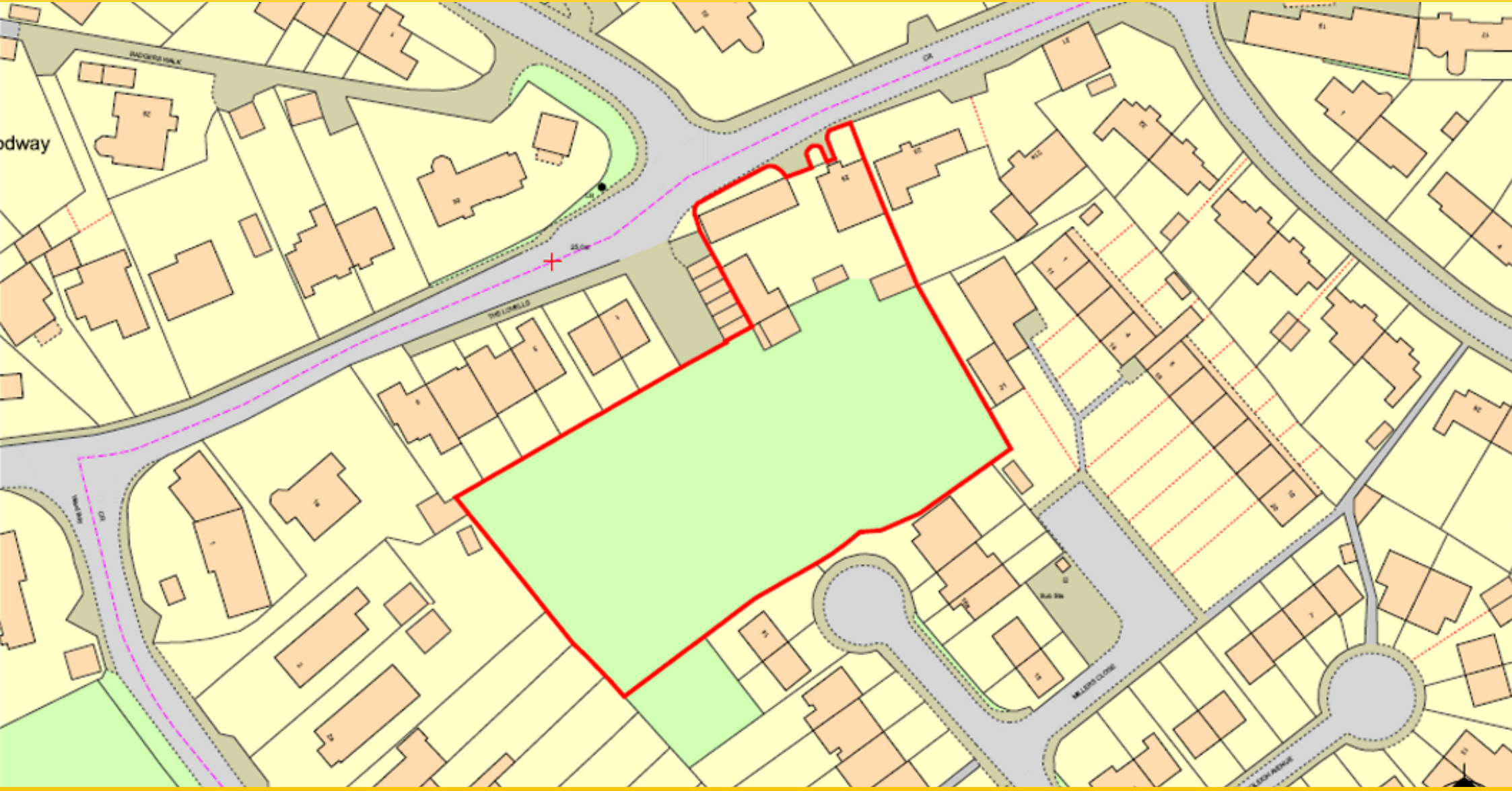
BURSTON COOK

SUBJECT TO CONTRACT









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