

# CjH·LAND

LIMITED

*Development & Land Agency*

**MENDIP MILLS, MILL LANE, CONGRESBURY,  
NORTH SOMERSET, BS49 5JD**

**FOR  
SALE**



**BY WAY  
OF  
INFORMAL  
TENDER**

**12 NOON  
FRIDAY  
5<sup>TH</sup> MARCH  
2010**

Contact:

Matthew Hiles

01275 463588

matthew@cjh-land.co.uk

A former prefabrication building factory site of approximately 4 acres (1.6 Ha) situated within an idyllic semi-rural setting within commuting distance to both Bristol and Weston-super-Mare. This development opportunity has the potential for comprehensive redevelopment for a number of uses subject to the necessary planning permission being granted.

The Gatehouse 9 Farleigh Court Old Weston Road  
Flax Bourton Bristol BS48 1UR  
Telephone 01275 463588 Fax 01275 461919  
e-mail : enquiries@cjh-land.co.uk

## The Site

The site extends to approximately 4 acres and is located within the development boundary of Congresbury. Formerly a feed mill its most recently been used as a factory unit by Elliot Medway in the manufacture of prefabricated buildings. The topography of the site is generally level whilst sloping gently from South to North. The surface is predominantly tarmac or concrete hard standing and there are 2 large factory/production units on site and some smaller ancillary buildings. In the South Eastern corner of the site is the orchard and a red brick cottage which sits beyond the Mill Pond. The Mill Pond is directed through a culvert under the site and discharges into the River Yeo which runs directly along the Northern and Eastern boundary. The cottage benefits from a vehicular right of way from Mill Lane through Atherstone.

## Location

The site is located on the eastern edge of Congresbury and lies adjacent to, but outside of the Conservation area. Its access is via Mill Lane which is a cul-de-sac and is a short walk to the local shops and amenities. Congresbury is well served by primary and pre – schools and secondary education is provided at Churchill Foundation School and Sixth Form Centre. The site itself enjoys some wonderful rural views to the north and east with the added benefit of not only The River Yeo but also The Weir in immediate proximity. There is also the public footpath which leads from the Mill Leg over the river to the Millennium Green, The Millennium Orchard and the footbridge beyond.

## Planning

The property currently benefits from a B2 (industrial) use. However it does not have any particular designation/allocation within the North Somerset Local Plan. It lies within the existing development boundary of Congresbury and is adjacent to the Conservation Area. It is our view that the property has the potential for redevelopment for a variety of different uses subject to gaining the necessary planning consent.

## Services

We understand that all mains services are in close proximity to the site however all prospective purchasers are advised to make their own enquiries.

## Method of Sale

The freehold of this property is offered for sale by way of Informal Tender. Whilst it is the vendors preference to sell the site on an unconditional basis offers subject to planning will be considered. Written offers should be submitted to the offices of CJH Land Ltd no later than 12 Noon, Friday 5<sup>th</sup> March, 2010.

## Viewing Arrangements

Site viewings are strictly by appointment only. If you have any queries then please contact Matthew Hiles at CJH Land on 01275 463588 or [matthew@cjh-land.co.uk](mailto:matthew@cjh-land.co.uk) or our joint agents Debbie Fortune at Debbie Fortune Estate Agents on 01934 862370 or [debbie@debbiefortune.co.uk](mailto:debbie@debbiefortune.co.uk).

## Further Information

The following information is available on request ;

- Report on the development potential
- Initial Highways / Transport Advice
- Advice Note on Planning Obligations
- Boundary and Topographical Survey
- Ground Investigation Report
- Flood Risk Assessment

## Special Conditions of Sale

The purchaser is to be responsible for the selling agents fee which is to be calculated at 2% plus VAT of the purchase price with the account to be settled upon completion.



### DISCLAIMER

CJH Land Ltd for themselves and for the vendors of this property, whose agents they are, give notice that :-

1. Sales particulars and plans have been carefully prepared and are believed to be correct. Intending purchasers should be deemed to have inspected the property and to have satisfied themselves that it is correctly described in the particulars and plans.
2. No person in the employment of CJH Land Ltd has any authority to make or give representation or warranty whatsoever in relation to this property.

# Os Extract Mendip Mills Mill Lane Congresbury

