

CjH·LAND

LIMITED

Development & Land Agency

MOUNT PLEASANT FARM, LONGWELL GREEN, BATH ROAD, BRISTOL

**FOR
SALE**



**BY WAY
OF
INFORMAL
TENDER**

**12PM
WEDNESDAY
7TH
SEPTEMBER**

A rare opportunity to purchase a brownfield residential development site of approximately 4.25 acres (1.72ha) with a full planning permission for the erection of 70 dwellings situated in a semi rural location within South Gloucestershire.

Contact:

**Matthew Hiles
Or
Chris Glover**

01275 463588

enquires@cjh-land.co.uk

The Gatehouse 9 Farleigh Court Old Weston Road
Flax Bourton Bristol BS48 1UR
Telephone 01275 463588 Fax 01275 461919

The Site

The site extends to approximately 4.25 acres (1.72 Ha) and is a mixture of hard standing and grassed areas. The property still houses the various redundant farm buildings, all of which are to be demolished. To the north is The Bath Road from which the development is to be accessed. Open farmland extends to the west with residential properties and domestic gardens located on the northern and southern boundaries.

The property is well located within Longwell Green and well served by a wide variety of local amenities and retail outlets. It is also ideally situated in relation to Bristol City Centre which is approximately 7 KM to the West and Bath which lies approximately 10 KM to the South East

Planning

The site benefits from a full planning permission granted by South Gloucestershire Council No. PK10/2627/F for the erection of 70 dwellings. The section 106 contributions are £322,648.61 and 23 units are to be provided for the affordable housing. A copy of the section 106 is available upon request. All units are to be built to Code for Sustainable Homes level 3.

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 on an unconditional basis by way of Informal Tender. Written offers should be submitted to the offices of CJH Land Ltd no later than **12pm Wednesday 7th September 2011.**

Further Information

Further information is available upon request or alternatively by clicking on the link below to the South Gloucestershire Council website:
<http://developments.southglos.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=L9T72BOK08K00>

Viewing Arrangements

Viewing is strictly by appointment only. Please contact Matthew Hiles or Chris Glover at CJH Land on 01275 463588 or alternatively enquiries@cjh-land.co.uk

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.



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 This is a preliminary drawing of a site plan. It is not intended to be used for planning or building control purposes. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.

Handwritten notes:
 10/1/11
 25/27/18
 REC'D

Rev	Date	By	Description

noma architects
 13-14 Guinea Street
 Redcliffe, Bristol BS1 6SX
 T 0117 252 1793
 F 0117 252 1793
 E mail@noma-uk.com
 www.noma-uk.com

Site Location Plan
 Mount Pleasant
 Bath Road
 Longwell Green
 The Sovereign Housing Group

Drawn	PT	Date	September 2010
Checked		Scale	1:1250 @ A3 SIZE
Job Number	1304	Drawing Number	P108
Revision			

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 Prior to commencement of works on the site, the contractor shall check and check against actual site dimensions, and report any discrepancies immediately to the Architect.
 Written dimensions are to take precedence over scaled dimensions.



1 Bed Flat	4
1 Bed FOG	1
2 Bed Flat	15
2 Bed FOGs	2
3 Bed House	16
4 Bed House	14
Total	70

Total Parking Spaces - 103
 (inc. 20 garage spaces
 6 car-port spaces
 6 outdoor spaces)

- Existing Trees
 - Proposed Trees
 - Existing Hedge/row
 - Proposed Fences
 - Proposed Fenc. Walls
 - Stone Walls
 - Individual Lease line
 - Boundary Fence or Collection Trench
 - Boundary Fence
 - Boundary Fence
 - Boundary Fence
- For details of Boundary Treatments and Hard Surfaces refer to Mcholas Pavilion Associates drawings

noma architects
 13-14 Garra Street
 Redcliffe, Bristol BS1 6SX
 T 0117 929 2041
 F 0117 925 1793
 E mail@noma-uk.com
 www.noma-uk.com

sovereign

Job
**Mount Pleasant
 Bath Road
 Longwell Green**

Client
Sovereign Housing Group

Title
Proposed Site Plan

Drawn	cah	Date	June 2010
Checked	RN	Scale	1:500 @ A2 SIZE
Job Number	1304	Drawing Number	P107
Revision			Q

Rev	Date	By	Description
Q	20.06.11		refuse collection platform for plots 4-6
P	29.03.11		Plot 25 moved away from green belt site boundary and plots 41-43 reduced to suit site plan amended to match 'additions'
M	04.01.11		Plot 25 moved away from green belt site boundary and plots 41-43 reduced to suit site plan amended to match 'additions'
L	20.12.10		Plot 25 moved away from green belt site boundary and plots 41-43 reduced to suit site plan amended to match 'additions'
J	15.11.10		plots 4-7 moved forward proposed levels adjusted