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BARNS AT KNIGHTWOOD FARM
 Mead Road, Stoke Gifford, Bristol, BS34 8PS

DJ&P | RESIDENTIAL

BARNES AT KNIGHTWOOD FARM

Mead Road, Stoke Gifford, Bristol
BS34 8PS

A rare opportunity to purchase a thoughtfully designed courtyard redevelopment site with residential planning consent.

- Demolition of outbuildings and erection of 4 no. dwellings with access and associated works, subject to conditions
- Within the Settlement Boundary
- Freehold for immediate sale
- Located within the established residential district of Stoke Gifford
- POTENTIAL TO SUBDIVIDE.

FOR SALE BY PRIVATE TREATY

Guide Price: £575,000

Well House, The Chipping, Wotton-under-Edge
Gloucestershire GL12 7AD
wotton@djandp.co.uk
Tel 01453 843720
www.djandp.co.uk

DESCRIPTION

The development site lies immediately to the north and east of the former Knightwood Farmhouse within the established residential district of Stoke Gifford.

SITUATION

The site comprises a number of outbuildings adjacent to a two storey semi-detached cottage which are situated on the northern side of Mead Road within the established residential area of Stoke Gifford. There is an existing vehicular access off Oxbarton Road. The site is within the built settlement boundary of Stoke Gifford.

PLANNING

Planning consent was granted on 22nd December 2016 under planning reference PT16/3748/F for the "Demolition of outbuildings and erection of 4no. dwellings with access and associated works." Further information can be downloaded from the South Gloucestershire Council website www.southglos.gov.uk/planning.

The proposed scheme will have a total floor area of 625 m² (Gross External Area - GEA) and proposes 4 no. residential dwellings comprising three two storey houses accessed off Oxbarton and one single storey house fronting onto Knightwood Road/Mead Road but accessed off Oxbarton. All dwellings will have off road parking for two vehicles off Oxbarton with pedestrian access to Units 3 and 4.

The proposed accommodation is as follows;

Plot 1 (detached – 3 bed)	GEA - 147 m ² / 1586 ft ² – Type A
Plot 2 (end terrace – 3 bed)	GEA - 188 m ² / 2027 ft ² – Type B
Plot 3 (terrace – 4 bed)	GEA - 189 m ² / 2041 ft ² – Type C
Plot 4 (end terrace – 2 bed)	GEA - 101 m ² / 1091 ft ² – Type D

The scheme has been designed to reflect the character of the former Knightwood Farmhouse with the courtyard reflecting former agricultural buildings and provides for a positive and respectful relationship with existing dwellings and properties on all sides.

TENURE

The land is to be sold freehold with vacant possession.

RESTRICTION

The sale contract will include a restriction prohibiting any further new building residential development.

LOCAL AUTHORITY

South Gloucestershire Council – Tel: 01454 868686

SERVICES

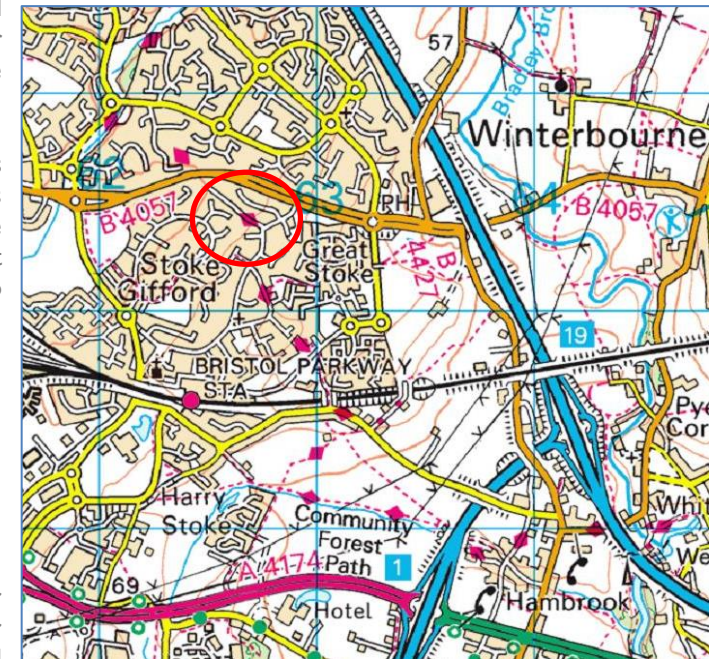
The purchaser is advised to make their own investigations with the relevant services providers to sought connections. It is however understood that all mains services are located nearby.

RIGHTS OF WAY, EASEMENTS AND COVENANTS

The property is sold with any rights, easements or incidents of tenure which affect it

VIEWING

Strictly by appointment with the Agents: David James & Partners Ltd. Tel: 01453 843720



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 & Partners or the vendor or his solicitor.

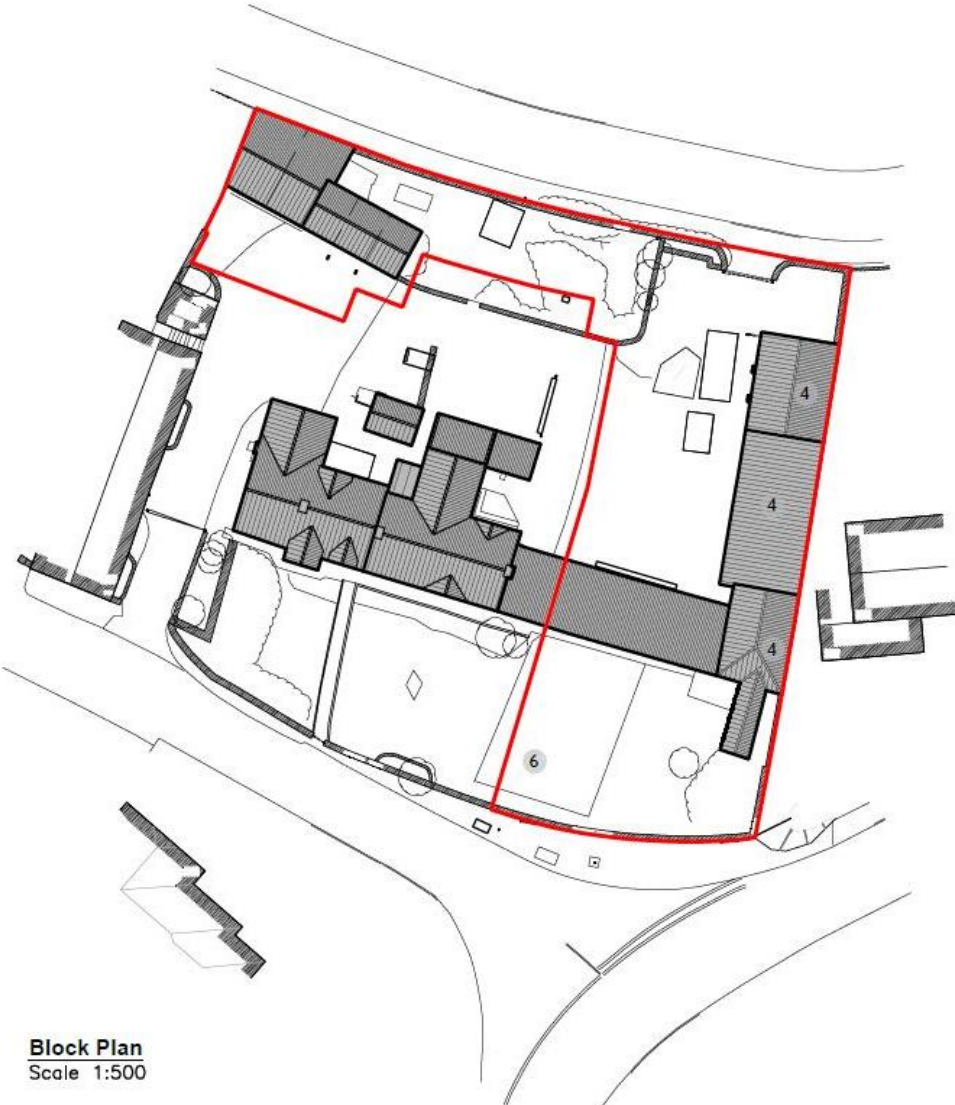
WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

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.

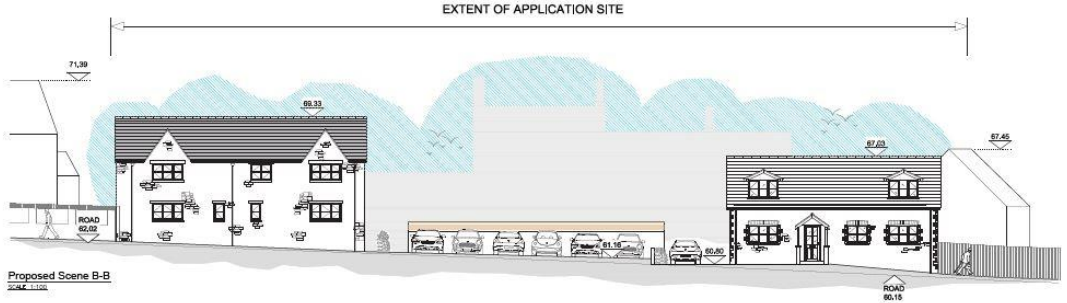


DAVID JAMES & PARTNERS

PLAN



Block Plan
Scale 1:500



Proposed Scene B-B
SCALE 1:100



Proposed Section B-B
SCALE 1:100



Proposed Scene A-A
SCALE 1:100