



## DEVELOPMENT SITE

Gatcombe Farm, Flax Bourton, Bristol BS48 3QT

**DJ&P**  
DAVID JAMES & PARTNERS

RESIDENTIAL

# DEVELOPMENT SITE

Gatcombe Farm, Flax Bourton  
Bristol BS48 3QT

A superb development opportunity in Flax Bourton just 3 miles from Bristol City Centre in a rural area.

- Development Site total 5218 sq ft
- Planning Permission for 5 dwellings
- Further barns to develop subject to planning permission
- Scope to increase current square footage subject to planning permission
- Rural location 3 miles from Bristol City Centre
- Planning Ref No I6/PI204/R

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North Somerset, BS40 5SA  
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Tel 01934 864300  
www.djandp.co.uk

## DESCRIPTION

At present Class Q planning has been granted for the conversion of five agricultural buildings. There is further potential for the conversion of a sixth barn subject to planning. The planning at present is for single storey conversion and there is great potential for second floor extensions (subject to planning).

The site occupies a farm location between Long Ashton and Flax Bourton and will have a private entrance drive leading to the five properties.

Unit 1	1291 sq ft
Unit 6	1044 sq ft
Unit 7	968 sq ft
Unit 9	968 sq ft
Unit 10	947 sq ft

The site of five will have a private entrance drive from the main farm.

## SITUATION

Long Ashton is highly sought after area, situated on the western fringes of Bristol and has a number of local shops, a supermarket, Post Office and several public houses. Nearby Ashton Court Estate and Leigh Woods with woodland walks and rides provides excellent recreational facilities including horse-riding, pitch and put and mountain bike trails. Bristol City Centre is within three miles travelling distance with the M32 link to the M4/M5 motorway network within 4 miles. Bristol Temple Meads railway station providing direct links to all parts of the country is within four miles and the city's international airport is located some eight miles to the southwest. Clifton Village with all it has to offer is only a matter of minutes away. For those with families, Long Ashton and the surrounding areas have a wide choice of highly regarded primary, secondary and independent schools.

LOCAL AUTHORITY North Somerset Council

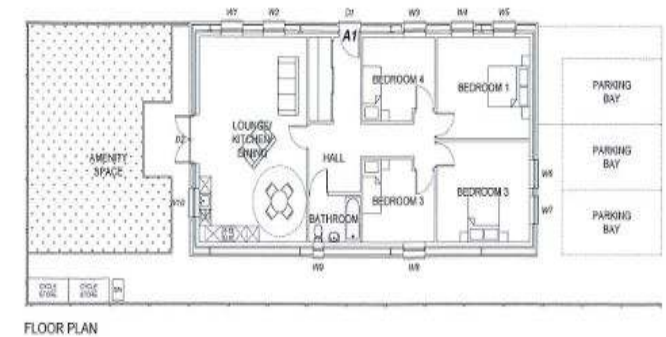
OFFERS IN EXCESS OF £1,000,000

REFERENCE 24025/3/10/05/17

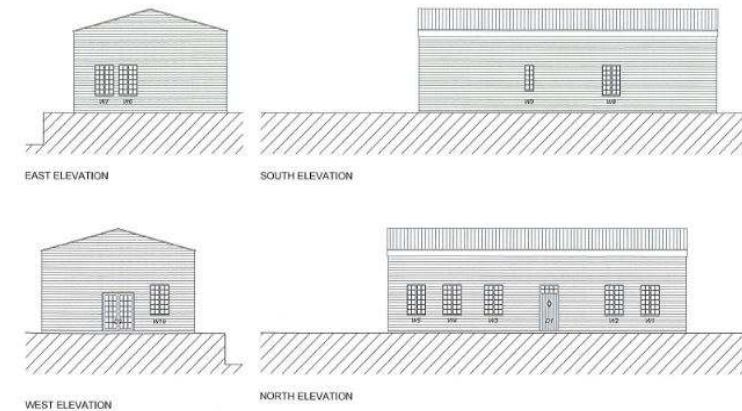
## VIEWING

Strictly by appointment with the Agents:  
David James & Partners Ltd. Tel: 01934 864300

## UNIT 1: PROPOSED PLANS



## UNIT 1: PROPOSED ELEVATIONS



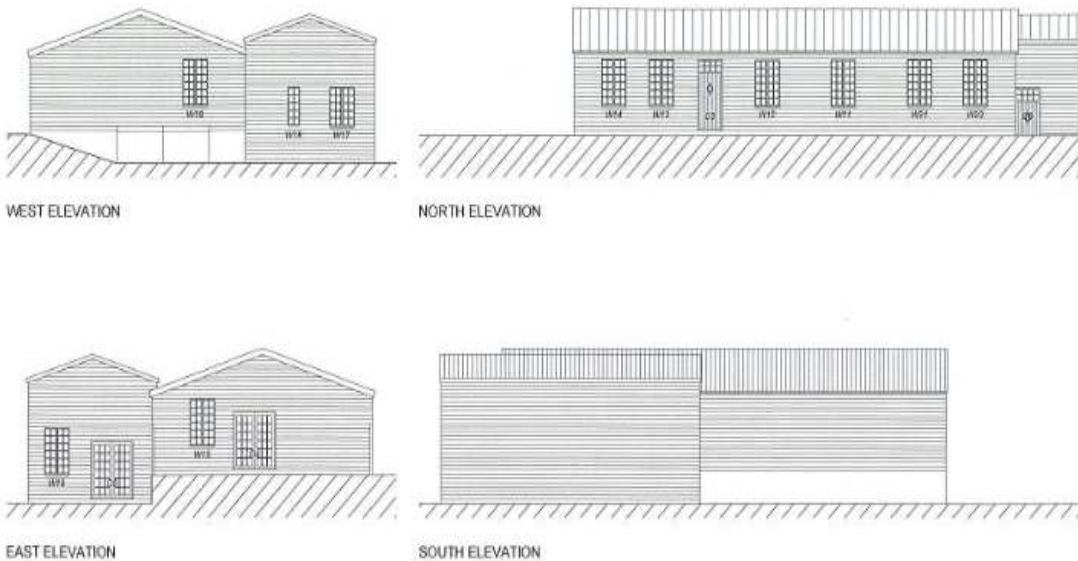
## PLANS AND PARTICULARS

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.

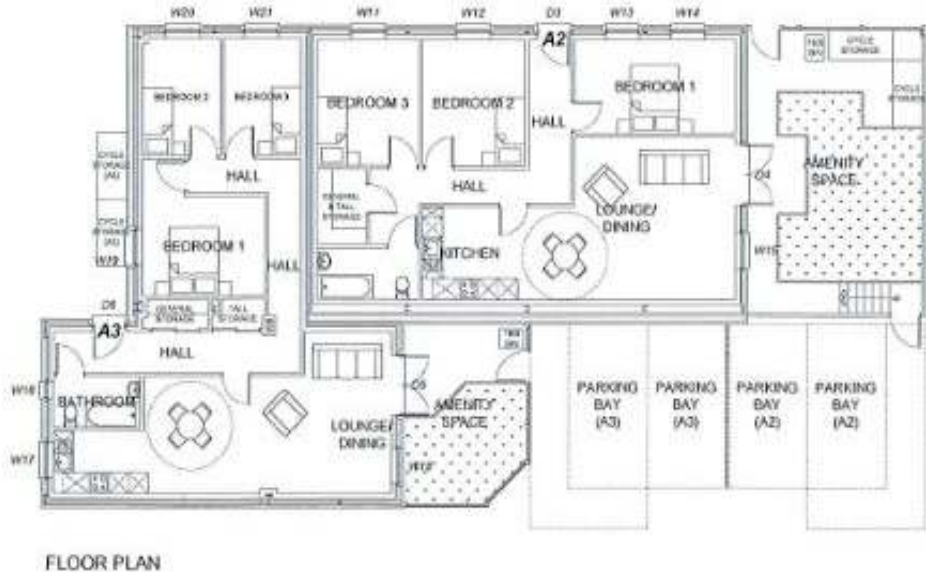
## WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

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.

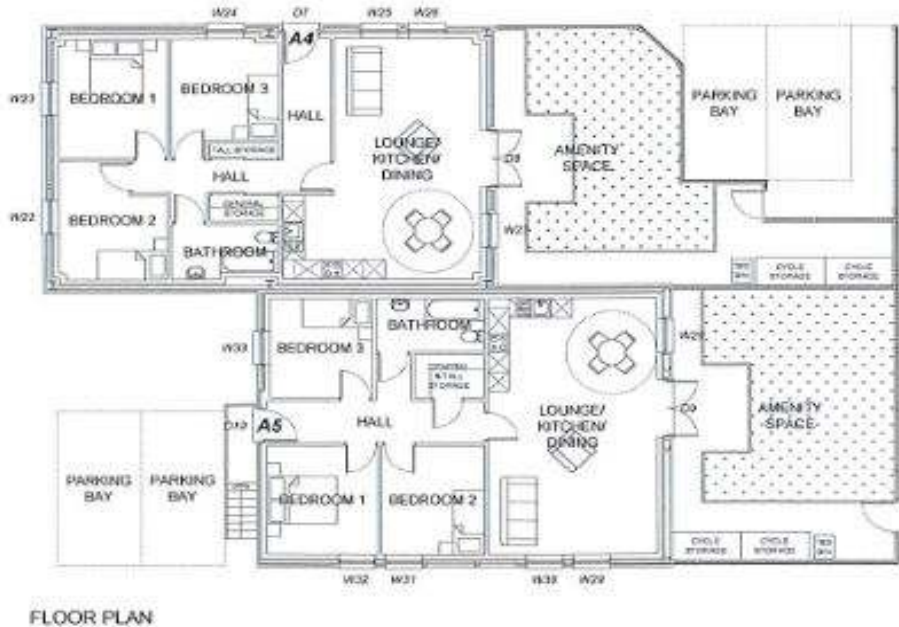
UNITS 6 AND 7 : PROPOSED ELEVATIONS



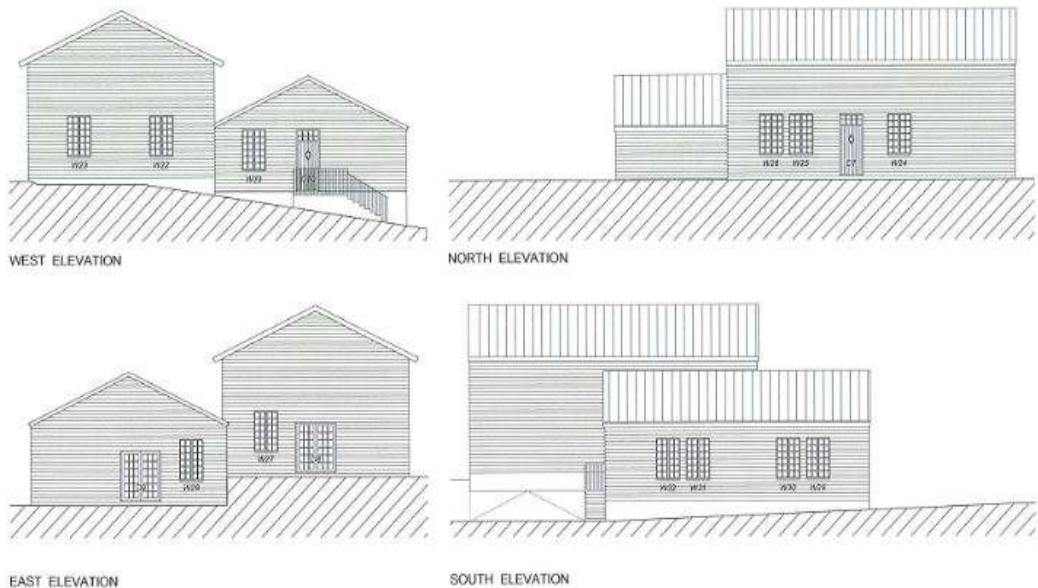
UNITS 6 AND 7 : PROPOSED PLANS



UNITS 9 AND 10 : PROPOSED PLANS



UNITS 9 AND 10 : PROPOSED ELEVATIONS



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