

**ONLY c.9 ACRES
REMAINING**

Central Park

WESTERN APPROACH | BRISTOL

**SMALL PLOT SIZES /
IDEAL FOR SMES**

SERVICED PLOTS FROM 1.8 ACRES

FOR SALE FREEHOLD

WITH PLANNING APPROVAL

**“ Offering early site access
throughout 2021 ”**

KEY FEATURES

FOR SALE FREEHOLD

30 PLUS ACRES OF FULLY SERVICED PLOTS AT CENTRAL PARK, WESTERN APPROACH, BRISTOL BS10 7SB

SERVICED PLOTS FROM 1.8 ACRES

Open storage – or build your own premises

Road infrastructure now completed

Site access immediately available

All plots will have mains water, drainage and electricity connected

Close proximity to new Junction J1 M49



A403



J1

M49

“ The opportunity to build your own premises ”

“ Why not talk to us about the plot options ”

PLOTS

PLOT A	AVAILABLE	1.80 acres	0.73 ha
PLOT B	AVAILABLE	2.30 acres	0.93 ha
PLOT C	AVAILABLE	2.49 acres	1.01 ha
PLOT D	UNDER OFFER	4.14 acres	1.67 ha
PLOT E	AVAILABLE	2.94 acres	1.19 ha
PLOT F	SOLD	3.00 acres	1.21 ha
PLOT G	SOLD	1.00 acres	0.41 ha
PLOT H	SOLD	1.83 acres	0.74 ha
PLOT J	SOLD	4.23 acres	1.71 ha
PLOT K	SOLD	9.65 acres	3.90 ha

CIRCA 9 ACRES REMAINING

UNIQUE PLANNING CONSENT

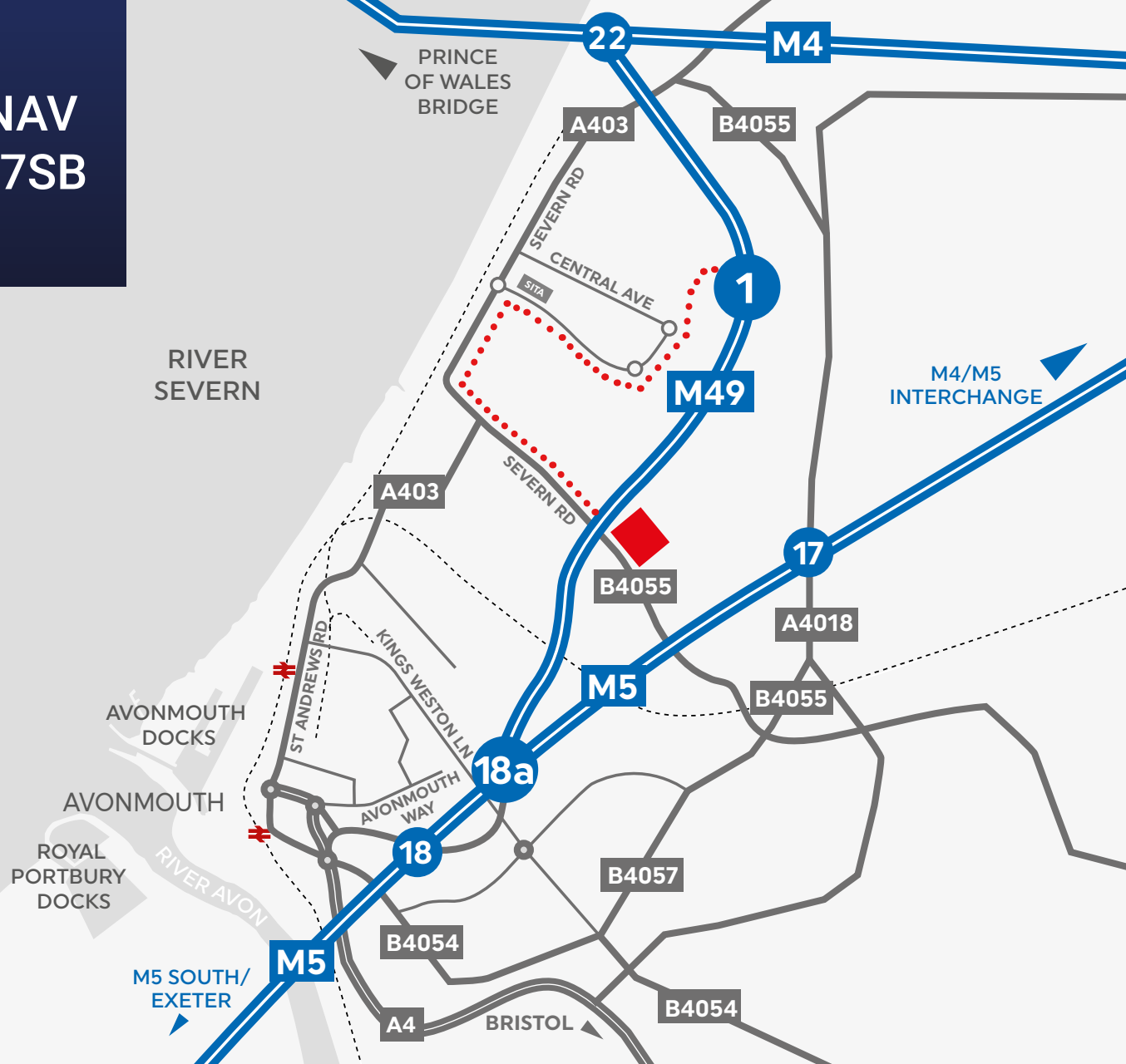
The site benefits from the 1957 consent with full planning consent already granted for Open Storage or New Build Warehouse & Distribution.

As the owner of a site, this means that, apart from minor layout approvals, no further planning permission is required prior to commencing development.

As part of any development, 4.5% of total plot size needs to be set aside for rainwater management, as is required throughout the Severnside area.



SAT NAV BS10 7SB



FURTHER INFORMATION

Why not come and talk to us about the plot options and early site access:



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