

Rownham House

Rownham Hill, Bristol, BS8 3PU

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| LUXURY COLLECTION |



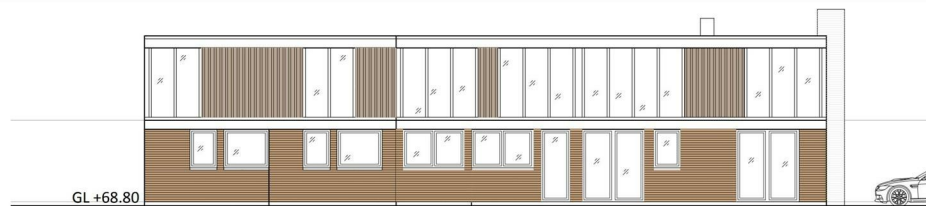
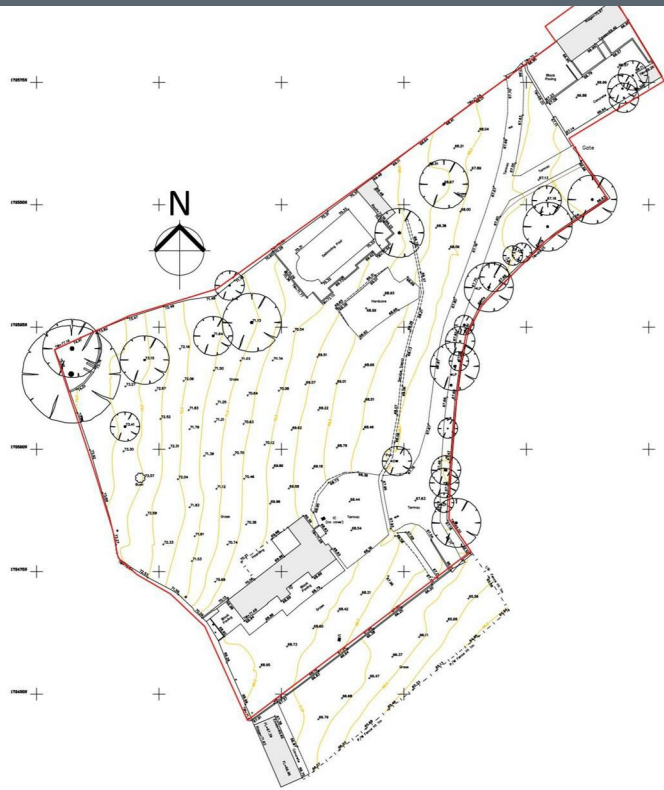
David Ball Luxury is delighted to offer for sale this incredibly rare site with consent to create your own six bedroom, five bathroom contemporary detached, new build home accessed via a private drive and surrounded by beautiful large landscaped gardens and woodland. This exciting self-build opportunity has been designed by the award-winning CAD Design from Cornwall and has been thoughtfully constructed to incorporate, luxury and comfort.

£5,000,000

Key Features

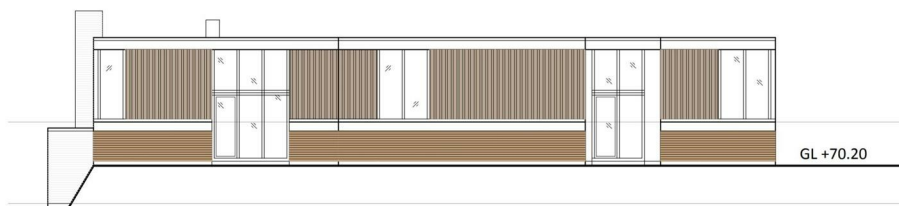
- Very Rare Self Build Opportunity
- Situated In Popular Leigh Woods
- Approved Plans For Executive New Build
- Potential Outdoor Swimming Pool & Gate House
- Located Through A Private Gated Driveway
- Far Reaching Rural Views
- 3.8 Mile Drive To Bristol City Centre
- Plans Designed By Award Winning Architect





03 SOUTH ELEVATION

REF 2733-3-81
SCALE 1:100 @ A1



05 NORTH ELEVATION

LOCATION

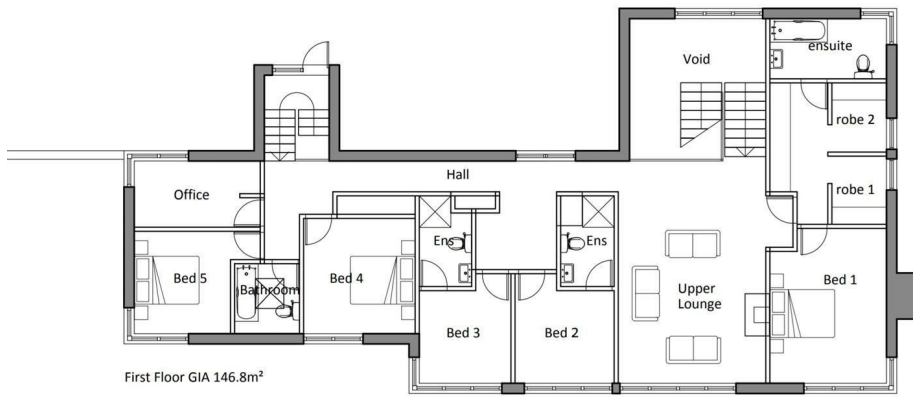
Rownham Hill is a unique address in Great Britain as you won't find another street with that name. This is a truly unique and once in lifetime opportunity to purchase redevelopment sizeable building plot located in the sought after Somerset village of Leigh Woods. It is within one mile of the fashionable Clifton Village and iconic Clifton Suspension bridge which spans the Avon Gorge and River Avon linking Clifton in Bristol to Leigh Woods in North Somerset. There are two golf clubs nearby as well as the historic Ashton Court Estate which is a country mansion set in a 860 acre estate famous for its fallow and red deer along with its beautiful walks. Bristol International Airport is within 9 miles of the property and the bustling cosmopolitan Bristol City Centre is within 3 miles.

Set in a stunning and generous plot (totaling 1.82 acres and highlighted in red on the attached illustrative plan), with stunning south-facing views over the City of Bristol and beyond is this rare self-build plot.

The property itself was a substantial family home (circa 4,090 square feet) which now has now been granted planning to create an executive luxury self build on the existing plot. (20/P/2223/FUL)

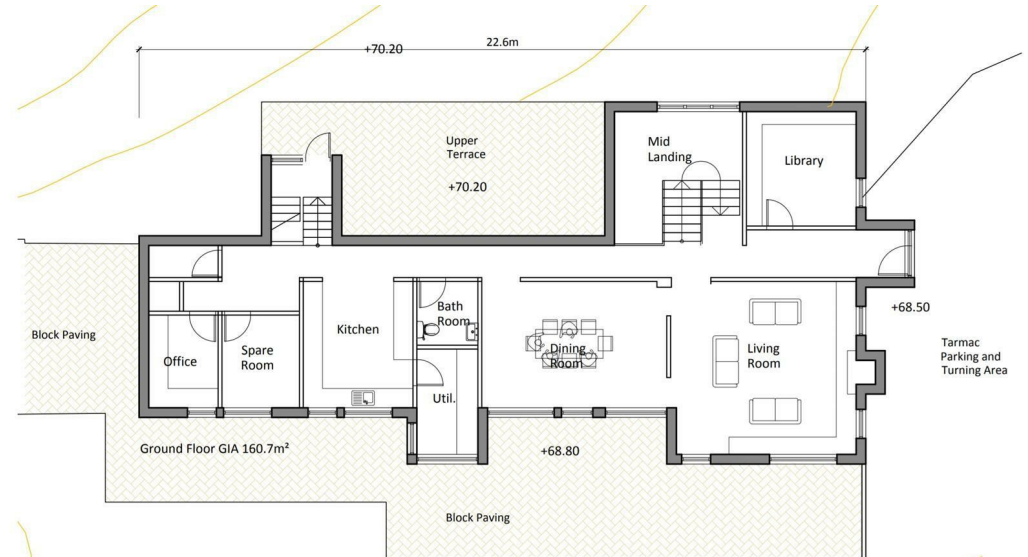
There is also an outbuilding situated close to the entrance gates (circa 1,356 square feet) which could also be developed (again subject to planning permission). In addition to this there is a disused walled, open air swimming pool complex, again in need of renovation.





01 PROPOSED FIRST FLOOR PLAN

REF 2733-3-80
SCALE 1:100 @ A1



01 PROPOSED GROUND FLOOR PLAN

REF 2733-3-80
SCALE 1:100 @ A1

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01637 **850850**
www.davidball-luxury.co.uk



e.sales@dba.estate
34 East Street, Newquay, Cornwall TR7 1BH

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