

# SEVERNGATE

SEVERN ROAD, AVONMOUTH, BRISTOL, BS10 7SF

ONLY 1.25  
ACRES REMAINING

OPEN STORAGE  
PLOT AVAILABLE  
TO LET/FOR SALE

- WITH PLANNING APPROVAL
- ONLY 1.25 ACRES REMAINING
- SERVICED PLOT AVAILABLE
- FOR SALE FREEHOLD OR TO LET

# KEY FEATURES

**Close proximity to new Junction 1**

**Serviced (Electricity, Water and Drainage)**

**Raised to development plateau**

**Open storage space or opportunity to build your own premises**

**Fully consented (1957 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 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.*



# AVAILABLE PLOTS



The opportunity consists of the remaining 1.25 acres of land that can be utilised for open storage land to suit occupier requirements. The site benefits from completed site road infrastructure to each plot and connectivity to mains water, drainage and electricity.



Open storage plot for sale/ to let



Plot size of 1.25 acres



Fully serviced plot



3 miles from the new J1 M49 (under construction)

Plot 1	Sold	3.37 acres
Plot 2	Under Offer	1 acre
Plot 2A	Under Offer	1 acre
Plot 2B	Under Offer	0.92 acres
Plot 3	Available	1.25 acres
Plot 4	Under Offer	0.22 acres

# LOCATION

The site is situated off Severn Road, accessed via a new estate road. Avonmouth is the main industrial destination serving Bristol, the South West & South Wales. It benefits from excellent motorway access via junction 18 of the M5, junction 1 of the M48 and the proposed new junction 1 on the M49, scheduled to open in 2025.



# FURTHER INFORMATION

## TERMS

- Price/rent on application.
- All leases are contracted outside the Security of Tenure provisions of the Landlord & Tenant Act 1954.

## PLANNING

- The 1957 and 1958 planning consents for the site remain valid and permits the B8 (Storage & Distribution) use class on the land.

**Viewings and further information is strictly by prior appointment through joint agents:**

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## ANTI-MONEY LAUNDERING

The successful party will be required to submit documentation to satisfy the Anti-Money Laundering regulations.

### DISCLOSURE (NOVEMBER 2023)

*This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Subject to Contract. July 2023*