

FULLY CONSENTED 39 UNIT RESIDENTIAL DEVELOPMENT SITE

Land South East Ermine Way, Shirehampton, Bristol, BS11 9PE



- 2.825 Acre Site
- Planning consent for 39 two, three and four bedroom dwellings with landscaped open space, access and parking.
- Excellent road connections, motorway access and close to Portway park and ride
- Site GDV of approximately £10,678,000
- Quoting price – £1,300,000 exclusive

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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LOCATION

The site is located along Ermine Way, within the Shirehampton area of Bristol, close to the M5 and adjacent to the A4 Portway Road. The surrounding area is predominantly residential in character.

The site is close to services and facilities such as Avonmouth Primary School, Shirehampton Primary School, St. Mary's Park and the shops/services to Lower High Street. The site is also within a short walking distance of the Portway Park and Ride bus service.

PROPOSED SCHEME

Planning has been granted to construct 39 no. (two, three and four bedroom) dwellings together with landscaped open space, access, parking and associated landscaping, in accordance with planning ref: 17/03731/F. Planning permission was granted subject to conditions in March 2019 and has subsequently been deemed to have been enacted.

The plots will be arranged around a central access road running through the site to form a cul-de-sac arrangement, which we understand will be adopted by the formal public highways network.

The proposed development comprises 20x three and four bed terraced homes extending to between 1,017 and 1,243sq ft and one x three bed detached home extending to 1,017sq ft and a three-storey apartment block (arranged overground -second floors) comprising 18 x two bed flats extending to between 666 and 703sq ft.

Of the total number of dwellings proposed (39units), six will be affordable. The six affordable dwellings (Units 2-7) will each comprise a three-bed terraced house arranged over two storeys and extending to 1,017sq ft.

An area of public open space will be provided centrally within the scheme together with a sustainable drainage system (SuDS).

TENURE

The freehold interest in the site is available for sale.

GROSS DEVELOPMENT VALUE

We understand the gross development value of the site is approximately £10,678,000.

PLANNING

The site has full planning consent - the details can be seen on the Bristol City Council Planning portal under reference 17/03731/F

PRICE

The quoting price for the site is £1,300,000.





VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

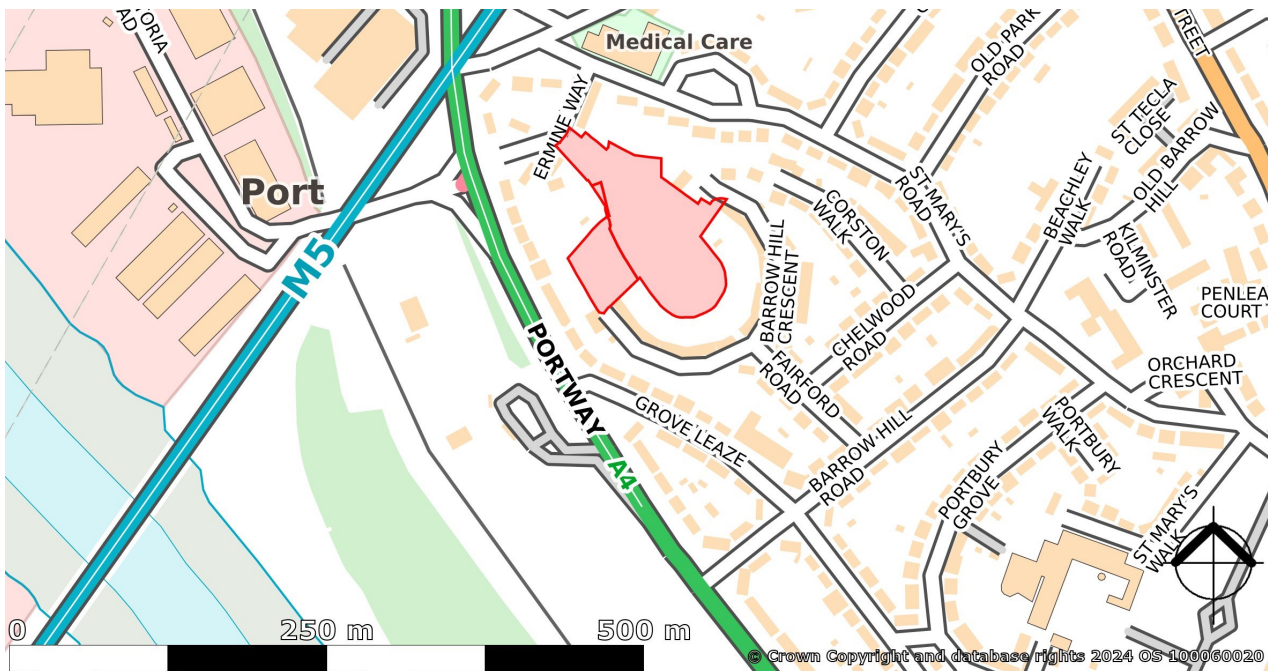
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SUBJECT TO CONTRACT

June 2024



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