

LAND REAR OF REDCLIFFE HOUSE  
OLDBURY LANE, THORNBURY, BS35 1RD

Guide Price: £1,250,000

- Land For Sale by Informal Tender
- Potential for residential development
- Site area of approx. 1.38 acres
- Planning recently granted for a large-scale development of up to 595 new homes on the surrounding land



Auction, Commercial & Land  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

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## DESCRIPTION

An exciting development opportunity comprising of a broadly level site measuring approximately 1.38 acres, situated on the outskirts of Thornbury. The land is bordered on two sides by an extensive site upon which outline planning consent was granted in February 2023 for a large-scale development of up to 595 dwellings (Use Classes C3); land for a primary school (Use Class D1); and up to 700m<sup>2</sup> for a retail and community hub.

This recently approved planning application has set an excellent precedent for the development of the subject land, subject to obtaining the necessary planning consents. The land is situated to the rear of Redcliffe House, an attractive semi-detached house that is to be retained by the sellers along with rights of access over the proposed new two-lane access road onto Oldbury Lane (as marked on the plans).

## LOCATION

The land is situated on Oldbury Lane on the outskirts of the popular market town of Thornbury. A wide range of local amenities are available in the centre of Thornbury including various retail shops, restaurants, pubs, Tesco supermarket a leisure centre and Thornbury Golf Club. Excellent transport links are provided to the motorway network and Bristol city centre, which is located approximately 13 miles to the South.

## DEVELOPMENT POTENTIAL

The site offers potential to create an exclusive development of nine 4/5-bedroom detached houses, subject to obtaining the necessary planning consents. Alternatively, a higher density development may be suitable, again subject to consents. Interested parties should make their own enquiries with the Local Authority to establish the suitability of their intended scheme.

Outline planning consent was granted in February 2023 under Application No. PT18/6450/O for a large-scale development of the surrounding land of up to 595 dwellings (Use Classes C3); land for a primary school (Use Class D1); and up to 700m<sup>2</sup> for a retail and community hub.

## LOCAL AUTHORITY

South Gloucestershire Council

## TENURE

The site is to be sold on a freehold basis with vacant possession.

## METHOD OF SALE

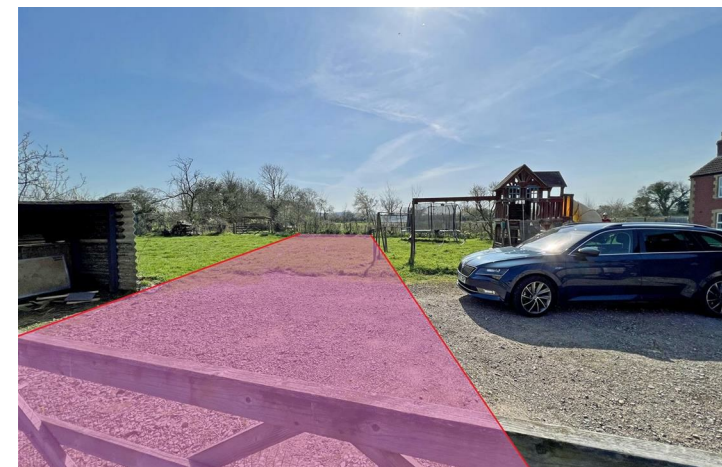
The site is offered for sale by Informal Tender with a Guide Price of £1,250,000. Offers for the land will be considered on both an unconditional and 'subject to planning' basis. Offers to include 'Redcliffe House' (house and land outlined in blue on the proposed site plan) will also be considered. Written offers should be emailed to Rob Ansell - [ransell@maggsandallen.co.uk](mailto:ransell@maggsandallen.co.uk). A closing date by which time offers must be received will be confirmed in due course.

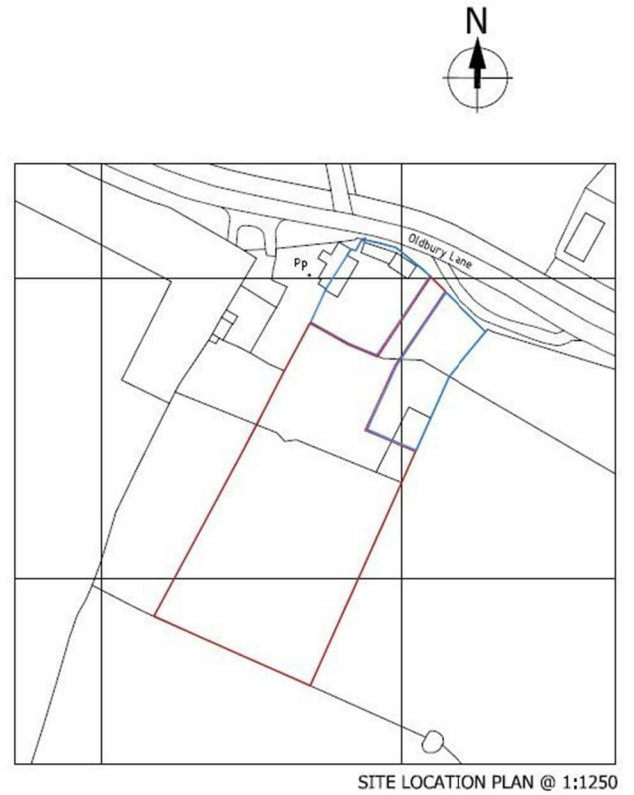
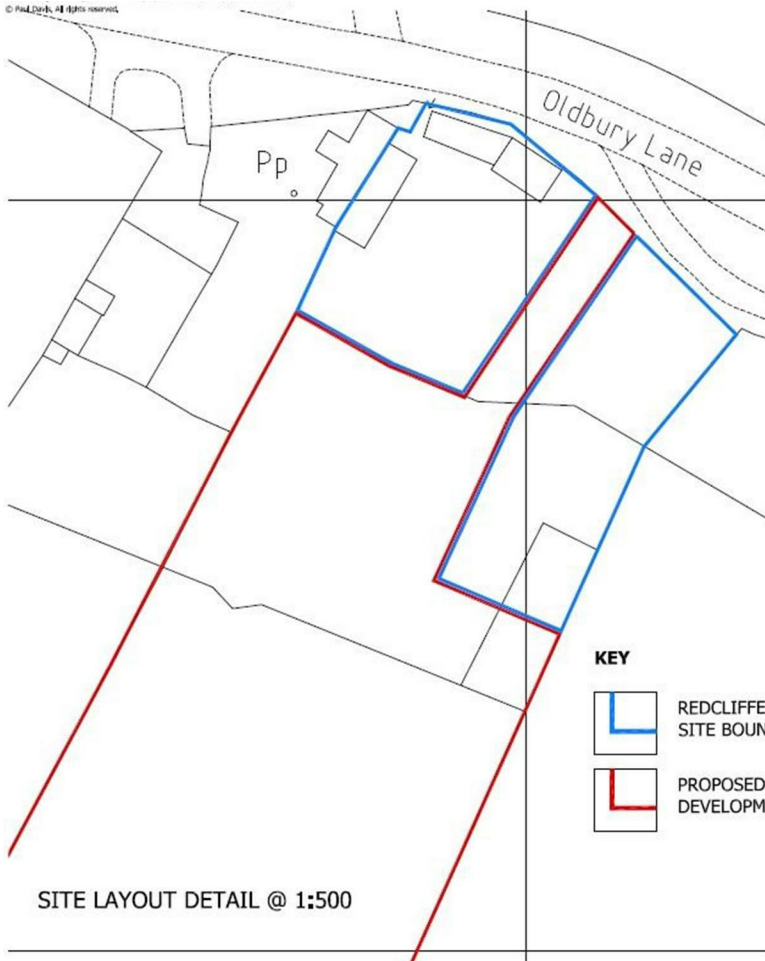
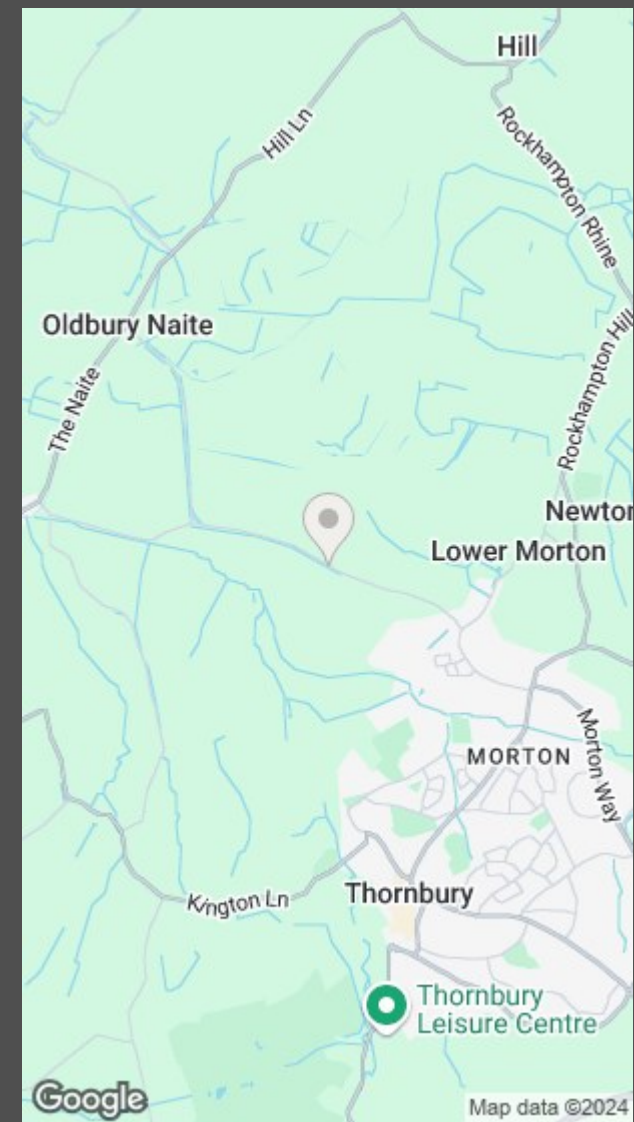
## CONTACT

Rob Ansell  
Maggs & Allen  
Tel: 0117 973 4940  
Email: [ransell@maggsandallen.co.uk](mailto:ransell@maggsandallen.co.uk)

## VIEWING

Strictly by appointment with Maggs & Allen - 0117 973 4940.





REV	DATE	DESCRIPTION

**PI Davis**  
**Architectural Design**  
 T 01788 705201 E pi\_davis@hotmail.com

DATE: APRIL 2023	SCALE: 1:250 / 1:1250 @ A3	STATUS: LAND REGISTRY PLAN
PROJECT TITLE: REDCLIFFE HOUSE, OLDBURY LANE, THORNBURY, GLOS. BS35 1SD.	DRAWING TITLE: PROPOSED SITE LAYOUT	
JOB REFERENCE:	DRAWING NUMBER:	REVISION:

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