

OUTLINE PLANNING CONSENT - 4 X EXECUTIVE HOUSES

Land at Bury Farm, Locking

Bury Farmhouse & Adjacent fields, spanning in excess of 4 acres
Additional development potential, subject to planning

Connells



For more information, contact:
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OUTLINE PLANNING CONSENT

Land and Buildings at Bury Farm, The Bury, Locking, Weston-super-Mare, BS24 8BZ



OPPORTUNITY

Bury Farm is desirable and private detached farmhouse with several acres of private land accessed from The Bury to the South of Locking village in North Somerset.

The property and its land benefits from outstanding and unobstructed views over the Mendip Hills Area of Outstanding Natural Beauty.

Site 1 - Bury Farmhouse

Bury Farmhouse itself sits in 0.85 acres with a large oval driveway and several outbuildings; including a double garage style building, small stables and car port. The property historically had a swimming pool, and whilst still in situ, it has not been used for many years.

The 0.85 acres of Bury Farmhouse is proposed to be within the Settlement Boundary of Locking village based on North Somerset's new Local Plan, so it could be ripe for an additional dwelling or two, subject to necessary planning consents.

Site 2 – Land with Outline Planning Consent

Immediately to the east of Site 1 is a 3.26 acre field that benefits from an Outline Planning consent for 4 x executive style detached dwellings, with access coming in from The Bury to the south of the farmhouse. Granted in 2023.

These homes, which are subject to final design through the Reserved Matters planning process, will benefit from excellent views over Somerset's Mendip Hills to the south of Locking.

Site 3 – Land Available for Longer Term Promotion

Further to the East of Sites 1 & 2 there are two large fields, the northern section is a 1.89 acre section with a limited access to the Old Banwell Road, which could be suitable for a longer term planning strategy and is available for discussion if of interest. The lower field is 2.23 acres, currently has equestrian uses and can be included.

LOCATION

Locking village is an attractive residential area of North Somerset, situated approx. 3.5 miles to the East of Weston-super-Mare.

Locking has good access to the M5 motorway to Bristol and the South West, as well as access to A371 and A38 leading to Bristol Airport.

The nearby village of Banwell is soon to benefit from a large expansion, with a substantial bypass set to better the connection of the villages in this area.

PLANNING

Outline Planning Consent for 4 x dwellings, all matters reserved, except for means of access.

Reference: 23/P/0820/OUT (North Somerset Council)

Link: [CLICK HERE](#)

METHOD OF SALE

The freehold of the subject land is offered for sale by private treaty.

The owner is willing to consider proposals for either Site 1 + 2, or Site 2 on its own.

The owner also invites interest on Site 3 from interested parties in Sites 1 & 2.

The owner will consider Unconditional or Subject to Planning conditional offers for Sites 1 & 2.

For more details please contact the owner's sole agents, Connells Land & Development.

TENURE

Freehold available for sale.

GUIDE PRICE

Sites 1 + 2 are offered with a Guide Price of £1,600,000.

VIEWINGS & SITE VISITS

Viewings & site visits are strictly by appointment only.

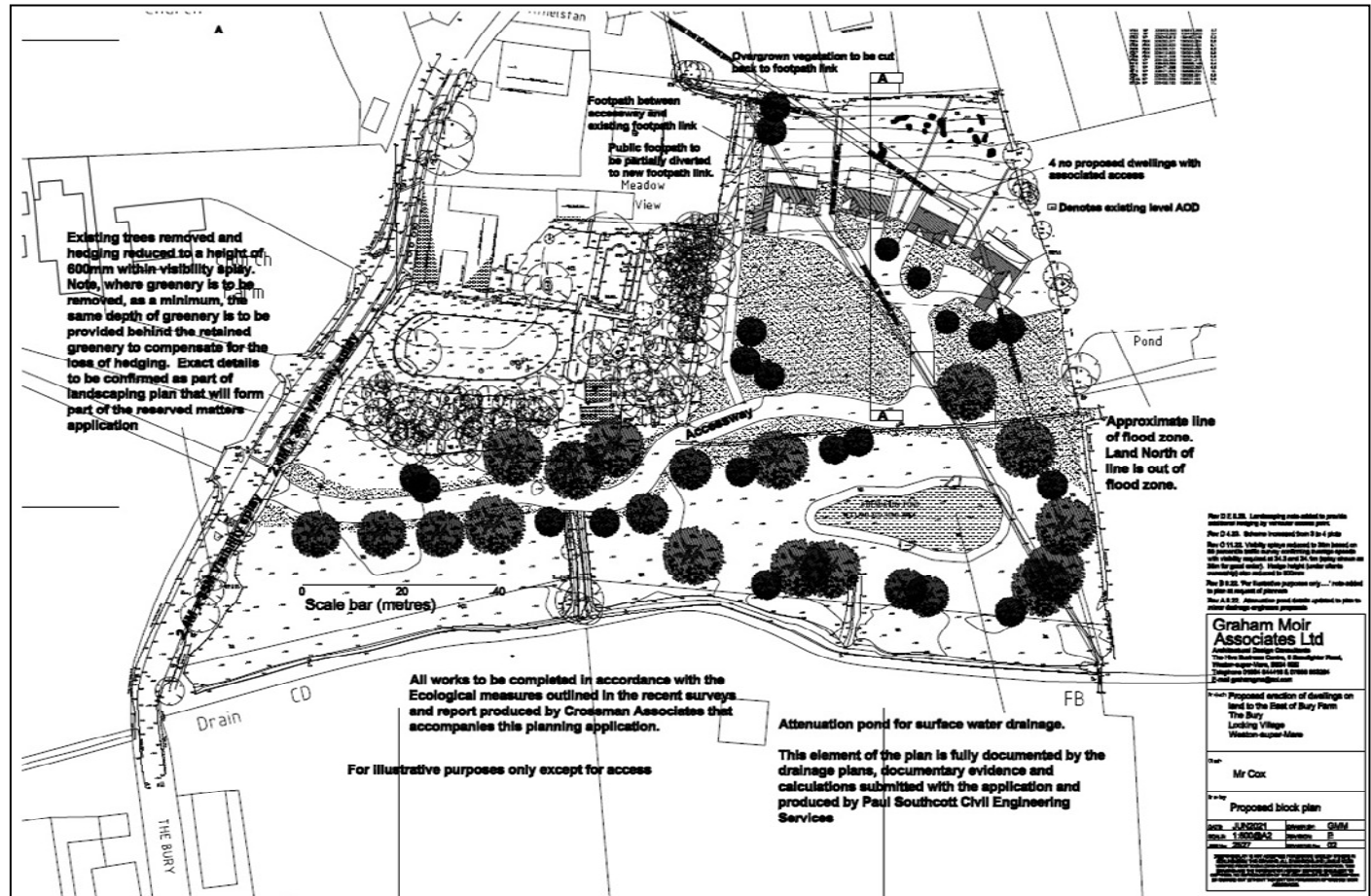
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CONTACT DETAILS

For more information, to arrange a viewing, or to make an offer for the subject land, please contact:

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