

estate agents **auctioneers**

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new homes

Development Site @, Wotton Road, Rangeworthy, South Glos, BS37 7NB
Guide Price £400,000

Hollis Morgan LAND AND NEW HOMES - A rare opportunity to acquire a freehold building plot with PP for 2 bespoke homes.

- Development Site with Planning
- Two Detached Dwellings
- GDV - £1.5 - £1.6M
- Sought After Residential Location
- Freehold Land

The Opportunity
P21/03370/F | Freehold parcel of land with planning for Erection of 2 no. detached dwellings with associated garages and parking.

House 1. Approx 2100sq ft plus garage 190sq ft
House 2 Approx 1800 sq ft plus garage 90 sq ft

GDV - £1,500,000 - £1,600,000.

C.I.L - £63,000

Planning Information

Reference P21/03370/F

Alternative Reference PP-09829428

Application Received Fri 14 May 2021

Application Validated Fri 14 May 2021

Address Land At Kilgobbin House Wotton Road Rangeworthy South Gloucestershire BS37 7NB
Proposal Erection of 2 no. detached dwellings with associated garages, parking and associated works.

Status Decided

Decision Approve with Conditions

Decision Issued Date Tue 28 Jun 2022

Appeal Status Unknown

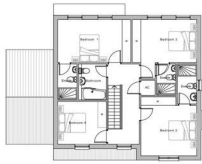
Appeal Decision Not Available

Location

The land is set in semi-rural location in the village of Rangeworthy, convenient to the town centres of Yate, Thornbury and Wotton-under-Edge. This picturesque village enjoys the ambiance of the quintessential Gloucestershire landscape yet is also able to benefit from its proximity to the facilities such as employment, education, shopping and leisure activities found in the larger urban conurbations surrounding Bristol, Bath and Gloucester. The site is convenient to the motorway network, with junction 14 of the M5 and junction 18 of the M4 both being within 10 miles. Bristol city centre and the intercity Railway station at Parkway are also readily accessible.

Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.

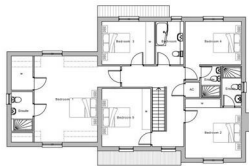


Ground Floor

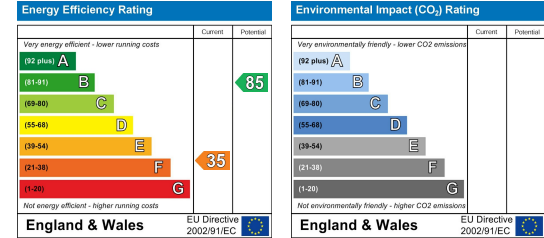
First Floor



Ground Floor



First Floor



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