

Building Plot, Ruslin Farm

Butcombe, North Somerset



An exceptional building plot in over two acres situated in a spectacular position with a panoramic unspoilt 180 degree view over the Chew Valley countryside to the Mendip Hills

Bristol City Centre 11.7 miles, Bristol Airport 2.4 miles, Blagdon Lake 3.5 miles,
Wrington 3.6 miles, Bath 19.5 miles, Wells 12.8 miles, M5 J19 12 miles,
Backwell Rail Station 6.2 miles, Cribbs Causeway Regional Shopping Centre 19.5 miles.
(Distances and times approximate).

In all about 2.16 acres

CGI for illustration purposes



Situation

(Distances and times are approximate)

Butcombe is an attractive small and thriving village with a strong community about 11 miles south of Bristol situated in glorious countryside. The village comprises mostly farms, cottages, farmhouses and a Grade II* listed church.



The villages of Blagdon and Wrington provide excellent shopping amenities including pubs, convenience stores, coffee shops, primary schools, and a medical practice. There is Tout's/ garage selling locally produced produce at Langford, and Alvis Farm Shop.



There are well respected secondary schools at Churchill and Backwell, and private schools at Sidcot, Wells Cathedral, Milfield at Street and an excellent choice of private schools in Bristol.

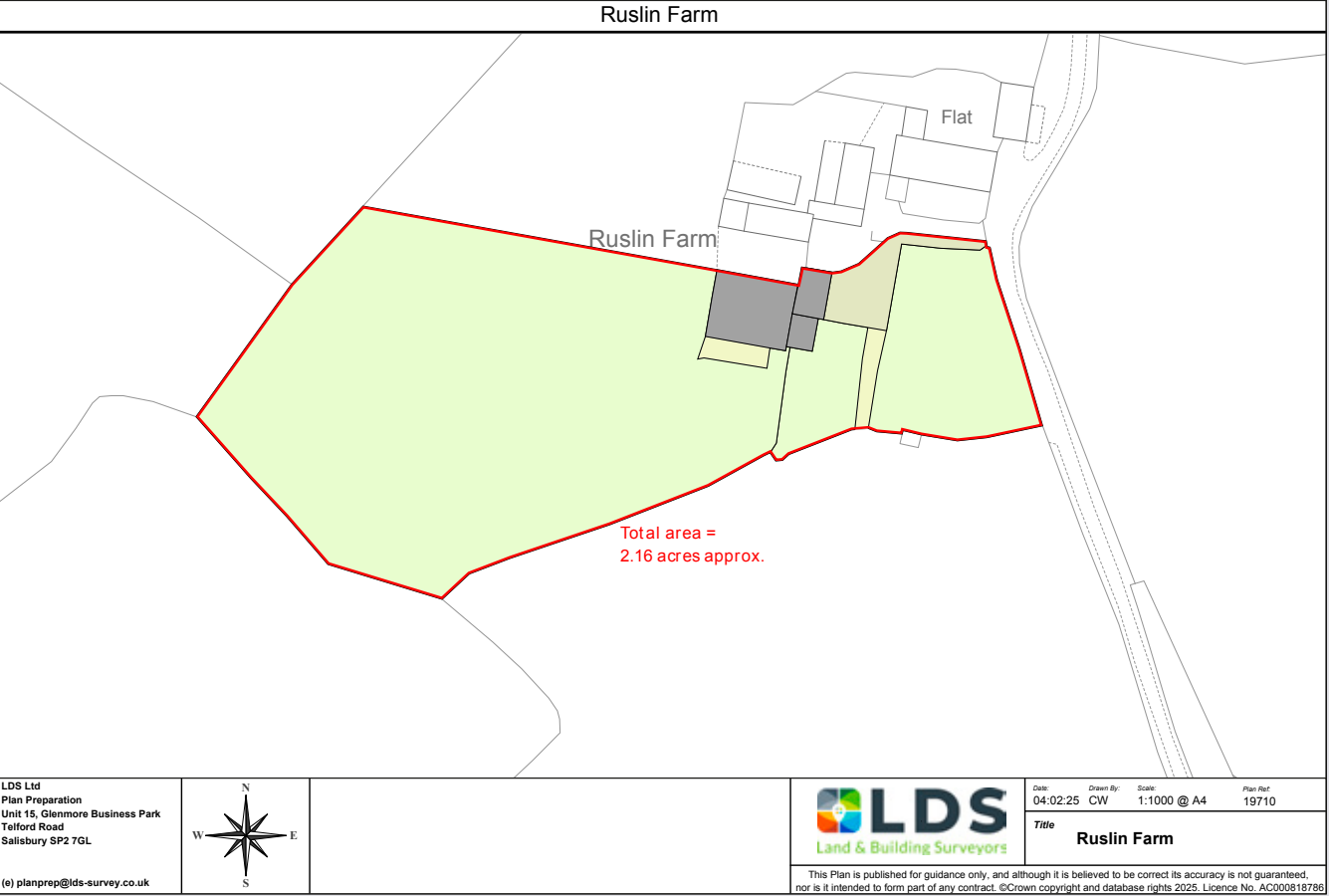


The Plot

It is seldom that of plot of this size in such an outstanding position comes to the market. The plot, which amounts to over two acres, is elevated and the view over miles of unspoilt countryside, is stunning. A sweeping drive will give access to garaging and parking. The grounds provide scope for landscaping and a separate paddock.

The plot together with outbuildings amounting to 2.16 acres formed part of Ruslin Farm, once a working farm.

Planning permission was granted by North Somerset Council to construct around a 4,450 sq ft two storey dwelling of stunning design completely taking advantage of its elevated setting and view. The elevations are to be of traditional stone, with timber features, under a slate roof.



Planning

Planning consent was passed by North Somerset Council for a two storey dwelling of around 4,450 sq ft.
Application Reference 22/P/0080/FUL

Property Information

Services:
Mains water available. Mains electricity available. No mains draining. No Gas

Local Authority:
North Somerset. 01934 888 888

Guide Price:
£850,000

Directions (BS40 7XQ):
Having turned off Redhill onto New Road travel for about 1.2 miles and take the first right on to Bristol Road. Continue for about 0.7 miles and turn right into Ruslin Lane. The entrance to the site is seen on the right hand side after about 150 yards.

Viewings:
All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Bristol
1 The Mall
Clifton
BS8 4DP

Robin Engley
01173 171995
robin.engley@knightfrank.com

knightfrank.co.uk

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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