

# Land at Hollybush Farm, Acton Turville, Badminton, South Gloucestershire

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## The Opportunity

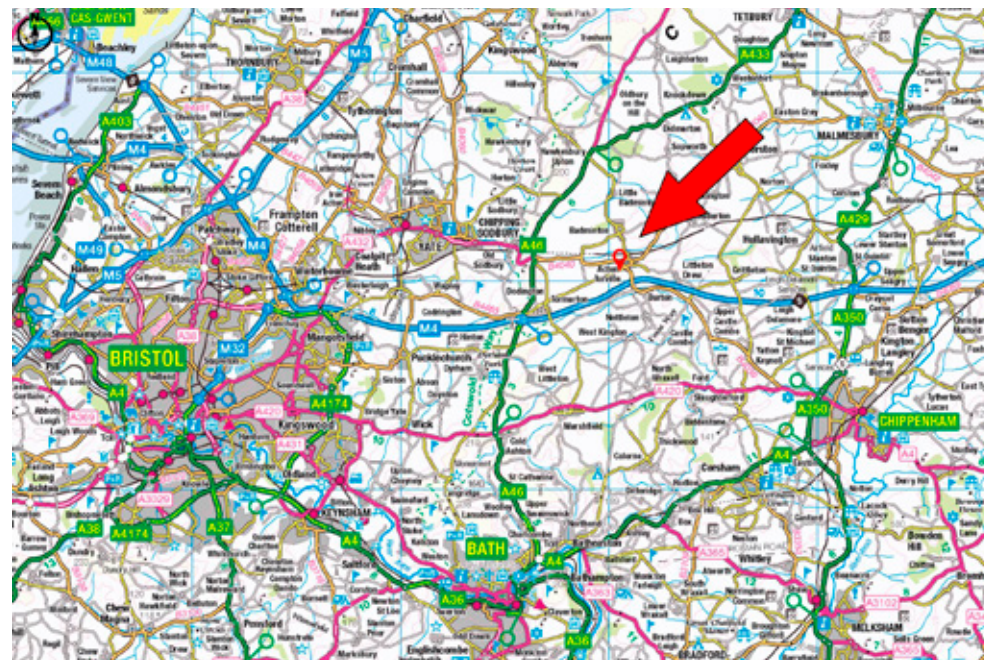
- Consented development opportunity in desirable village
- Site area extending to approximately 3 acres
- Full planning consent for 17 houses
- Mix of conversion and new build

## Situation

Acton Turville is a village and civil parish located in South Gloucestershire. Situated approximately 9 miles north west of Chippenham and 10 miles north east of Bath. Road links are excellent with Junction 18 of the M4 3.8 miles from the village. The nearest mainline railway station is Chippenham which provides regular services to London Paddington (70 minutes), Bath (11 minutes) and Bristol (25 minutes). The village itself offers a village shop with a post office, church, pub and good primary school. All major amenities can be found in nearby Chippenham, Chipping Sodbury and Bath.

## Description

Hollybush Farmyard has been part of the Badminton Estate since the 18th century and comprises an attractive mixture of stone agricultural buildings. The site is large, extending to approximately 3.4 acres with a lot of open space throughout. Access is gained from the B4039 into the western portion of the site, there is a further access point off Littleton Drew Road providing access into the eastern end. Comprehensive site photographs are within the data room which can be made available upon request.







Planning

The site benefits from full planning consent granted 3rd February 2023 for 17 residential dwellings. The dwellings include a mix of conversion and new build with 9 created from converting the existing barns and 8 new build dwellings. Full planning details can be found under reference P19/15308/F on the South Gloucestershire Council Planning Portal and within the data room.

S106/ Affordable Housing: The signed Section 106 Agreement is in the data room.

Plot No.	Beds	Description	Area (sq ft)	New Build/ Conversion
1	3	End terrace	1,593	Conversion
2	3	Terrace	1,611	Conversion
3	2	Terrace	1,398	Conversion
4	3	Terrace	1,563	Conversion
5	3	End terrace	1,655	Conversion
6	5	Detached	3,112	Conversion
7	3	Detached single storey	1,348	Conversion
8	3	End Terrace	1,172	New Build
9	3	Terrace	1,172	New Build
10	3	End terrace	1,172	New Build
11	3	Detached	1,172	New Build
12	3	Semi-detached	1,172	New Build
13	3	Semi-detached	1,172	New Build
14	3	Detached	1,648	New Build
15	3	Detached	1,648	New Build
16	3	Semi-detached	1,754	Conversion
17	3	Semi-detached single storey	1,257	Conversion







## Property information

**Inspections:** The property may only be inspected strictly by prior appointment through the sole agent Knight Frank LLP. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

**Legal:** All parties will need to satisfy themselves with regard to the legal situation of the property. Please refer to the legal note within the data room which has been prepared by the Vendors' Solicitor.

**VAT:** The property is not elected for VAT

**Tenure:** The property will be sold freehold with vacant possession.

**Data room:** Further information is available in the data pack which can be made available upon request.

**Method of Sale:** The property is for sale by informal tender. Bids to be submitted to Ed Bird and Nick More at Knight Frank by Midday, 4th July 2024.  
edward.bird@knightfrank.com nicholas.more@knightfrank.com





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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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated [April 2024]. Photographs and videos dated [April 2024].

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