

Land at Badminton Road, Old Sodbury, Bristol, BS37 6LX

£1,200,000

Hollis Morgan Land & Development. A Freehold site with extant planning for 9 x desirable houses in Old Sodbury on the edge of the Cotswolds. Acquired for retained clients in February 2026.

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OPPORTUNITY

SITE ACQUIRED FOR CLIENTS IN FEBRUARY 2026 by HOLLIS MORGAN LAND & DEVELOPMENT

This 0.69 acre site is situated south of the Badminton Road in Old Sodbury, on the edge of the Cotswolds and within easy reach of Chipping Sodbury, Yate & Bristol. The subject land is immediately adjacent to a recently successfully sold out scheme by Redcliffe Homes, proving demand for the area.

The site has detailed consent for 9 x houses with a Gross Internal Area of 12,607 SqFt (excluding integral and external garages).

The planning consent has been implemented, so is considered extant.

RECENT PLANNING NOTES

The Seller has recently secured a discharge of Condition 8 in relation to drainage.

This has successfully secured both a Foul & Surface Water drainage connection into sewers in the Badminton Road, immediately outside the site. Therefore providing a cost effective drainage solution.

We have also received confirmation that the requirement for on-site affordable housing has been removed. Therefore, the 9 x houses can all be sold as open market units.

See Data Room for more details.

GDV APPRAISAL | HOLLIS MORGAN NEW HOMES

GDV: £5,150,000 (Hollis Morgan opinion)

If you would like to discuss the GDV and the New Homes Market please contact Daniel Harris of the Hollis Morgan New Homes team - 0117 973 6565

PROPOSED DEVELOPMENT SCHEDULE

HOUSE 1

Semi – Detached | 114.7 Sq M / 1224 Sq Ft | Suggested Asking Price £435,000

GROUND FLOOR

Entrance Hall | Living Room | Toilet | Kitchen / Diner

FIRST FLOOR

Landing | Bedroom 1 | En Suite | Bathroom | Bedroom 2 | Bedroom 3

SECOND FLOOR

Study (or potential 4th Bedroom)

OUTSIDE

Patio | Garden | Parking

HOUSE 2

Semi – Detached | 114.7 Sq M / 1224 Sq Ft | Suggested Asking Price £499,950

GROUND FLOOR

Entrance Hall | Living Room | Toilet | Kitchen / Diner

FIRST FLOOR

Landing | Bedroom 1 | En Suite | Bathroom | Bedroom 2 | Bedroom 3

SECOND FLOOR

Study (or potential 4th Bedroom)

OUTSIDE

Patio | Garden | Parking

HOUSE 3

Detached | 125.3 Sq M / 1,349 Sq Ft | Suggested Asking Price £620,000

GROUND FLOOR

Entrance Hall | Living Room | Toilet | Study | Kitchen / Diner | Pantry | Utility Room

FIRST FLOOR

Landing | Bedroom 1 | En-Suite | Bedroom 2 | Bedroom 3 | Bathroom | Glass Lantern Roof

OUTSIDE

Patio | Garden | Parking

HOUSE 4

Semi Detached | 114.3 Sq M / 1,230 Sq Ft | Suggested Asking Price £550,000

GROUND FLOOR

Entrance Hall | Living Room | Toilet | Kitchen / Diner | Utility Room | Integral Garage

FIRST FLOOR

Landing | Bedroom 1 | En Suite | Bedroom 2 | Bedroom 3 | Bathroom | Study

OUTSIDE

Patio | Garden | Parking

HOUSE 5

Semi Detached | 114.3 Sq M / 1,230 Sq Ft | Suggested Asking Price £550,000

GROUND FLOOR

Entrance Hall | Living Room | Toilet | Kitchen / Diner | Utility Room | Integral Garage

FIRST FLOOR

Landing | Bedroom 1 | En Suite | Bedroom 2 | Bedroom 3 | Bathroom | Study

OUTSIDE

Patio | Garden | Parking

HOUSE 6

Semi - Detached | 117.9 Sq M / 1,269 Sq Ft | Suggested Asking Price £535,000

GROUND FLOOR

Living Room | WC | Kitchen / Diner | Utility Room

FIRST FLOOR

Landing | Bedroom 1 | En Suite | Bedroom 2 | Bedroom 3 | Bathroom

OUTSIDE

Patio | Garden | Garage

HOUSE 7

Semi - Detached | 164.5 Sq M / 1,771 Sq Ft | Suggested Asking Price £670,000

GROUND FLOOR

Living Room / Kitchen / Diner | Snug | Utility Room | WC

FIRST FLOOR

Landing | Bedroom 1 | En Suite | Bedroom 2 | Bedroom 3 | Bedroom 4 | En Suite | Bathroom

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OUTSIDE

Patio | Garden | Garage

HOUSE 8

Detached | 97.7 Sq M / 1,052 Sq Ft | Suggested Asking Price £560,000

GROUND FLOOR

Hall | WC | Living Room | Kitchen / Diner

FIRST FLOOR

Landing | Bedroom 1 | En Suite | Bedroom 2 | Bedroom 3 | Bathroom

OUTSIDE

Patio | Garden | Garage

HOUSE 9

Detached | 207.8 Sq M / 2,237 Sq Ft | Suggested Asking Price £875,000

GROUND FLOOR

Hall | WC | Living Room / Kitchen / Diner | Utility | Snug | Study

FIRST FLOOR

Landing | Bedroom 1 | En Suite | Bedroom 2 | En Suite | Bedroom 3 | Bathroom

SECOND FLOOR

Bedroom 4 | Bedroom 5 | Bathroom

OUTSIDE

Patio | Garden | Double Garage

ORIGINAL FULL PLANNING

Reference PK01/3133/F

Application Received Fri 26 Oct 2001

Address Transport Yard Badminton Road Old Sodbury South Gloucestershire BS37 6LX

Proposal Erection of 9 dwellings. Construction of new vehicular access. (Full application).

Decision Approved - S106 Signed

Decision Issued Date Thu 24 Jun 2004

SECTION 73 PLANNING CHANGES

Reference P21/04273/RVC

Application Received Mon 14 Jun 2021

Address Transport Yard Badminton Road Old Sodbury South Gloucestershire BS37 6LX

Proposal Variation to approved plans list (added by non material amendment application PK11/0467/NMA) to substitute the approved plans for the following new plans

Decision Approve with Conditions

Decision Issued Date Fri 30 Jun 2023

The S73 was to update plans / materials and amend conditions 3, 9 and 12. The aim was to improve the standard of accommodation by enhancing the plots in size (number of rooms), Placement of plots 1-3 whilst added better light internally and bring some details up to date, given that the extant permission is some years old. I have attached the Design; Access statement and it list all the detail per plot on pages 5- 7

OTHER PLANNING NOTES

P21/00004/MODA - Deed of Variation to Section 106 - Successful

DOC25/00278 - Discharge of Conditions 8 from

P21/04273/RVC (Surface Water Drainage) - Approved

Documents within Data Room.

CIL ESTIMATE

Please note the original planning permission did not have a CIL application.

The revised s.73 approval has a slightly larger floor area so only the additional floor areas will be CIL applicable.

Our client's architect has estimated that the total payable will be in the region of £40,531.40 (prior to any Indexation).

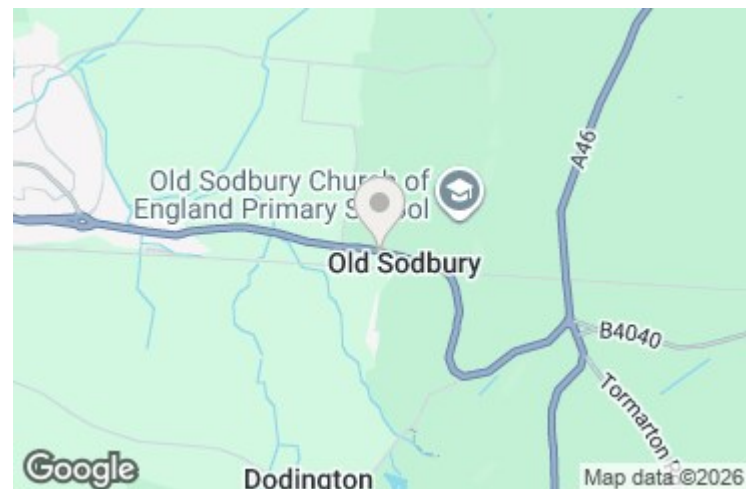
Please note this just an estimate and Purchaser's should seek their own confirmation on this matter.

NOTE: the opinion is within the Cover Letter from the 2021 Section 73 Application.

LOCATION

The site is on the outskirts of the popular semi-rural village of Old Sodbury with convenient access to the A46 and M4 Junction 18 (approximately 3 miles) and M5 motorway. Ideally placed for commuters there are also mainline rail stations to London from Chippenham and Bath.

Old Sodbury is set on the edge of the Cotswolds. Near to market towns Chipping Sodbury and Tetbury. The village itself has a COE primary school, picturesque church, a private nursery, public house, petrol station and hotel. The public footpath to the Cotswold Way is a stone's throw away and handy for a keen walker. Westonbirt Arboretum, Badminton Estate and Castle Combe are also close.



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