

Residential Development Land Sales



Feltmakers Lane - Aerial view showing site in context



Feltmakers Lane - Street scene showing plots 1-6



Feltmakers Lane - Aerial view showing rear elevations & gardens



Development Land @ Feltmakers Lane, Rangeworthy, Yate, BS37 7LP

Guide Price £1,250,000

Hollis Morgan – LAND AND DEVELOPMENT - Rare FREEHOLD development site - DETAILED PLANNING GRANTED for 6 x EXECUTIVE FAMILY HOMES.

Development Land @ Feltmakers Lane, Rangeworthy, Yate, BS37 7LP

INTRODUCTION

Hollis Morgan Land & Development have been appointed by the owners on the sale of this Freehold property known as Land at Feltmakers Lane, Tanhouse Lane, Rangeworthy, BS37 7LP, in the sought after semi-rural location of Rangeworthy in South Gloucestershire, near to Yate, Chipping Sodbury & commuting distance from Bristol.

This 1.22 acre property (including the access lane) has the benefit of a Technical Details Consent for the construction of 6 x detached family homes, with the main Pre Commencement Conditions having been discharged.

OPPORTUNITY

Detailed planning was recently granted for 6 x 4 bedroom executive family homes, made up of 3 different house types, which were carefully designed to be both market facing for the area and energy efficient.

The total Gross Internal Area is 11,152 SqFt / 1036 SqM

Our opinion of the GDV is circa £5,050,000

Other local and national agents have put the GDV between £5.1m and £5.5m, appraisals & contacts available on request.

The property is available with Vacant Possession upon Completion.

The barn & footings on site will be removed by the Seller on Completion.

SCHEDULE OF ACCOMMODATION

Plot 1 | 4 Bedrooms | 1,894 SqFt | plus Garage
Plot 2 | 4 Bedrooms | 1,798 SqFt | integral Garage
Plot 3 | 4 Bedrooms | 1,884 SqFt | integral Garage
Plot 4 | 4 Bedrooms | 1,798 SqFt | integral Garage
Plot 5 | 4 Bedrooms | 1,884 SqFt | integral Garage
Plot 6 | 4 Bedrooms | 1,894 SqFt | plus Garage

PLANNING INFORMATION

PLANNING

Planning References - South Gloucestershire Council

Pre-Commencement Conditions have been discharged:

Discharge of Conditions: DOC25/00114 - Notice Issued February 2026

4 (Boundary Treatment) - Discharged

7 (Contamination Remediation Method Strategy) - Discharged

8 (SuDS) - Discharged

Technical Details Consent: 24/00671/TDC - Granted December 2024

Permission in Principle consent: P23/01219/PIP - Granted July 2023

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The CIL liability for the site is £71,674.71.

GROUND INVESTIGATIONS & COAL MINING REPORTS

Multiple intrusive and coal mining surveys have been undertaken on the site. Planning Conditions relating to Contamination Remediation and Surface Water Drainage have been discharged.

Full details of the proposed scheme and drawings can be downloaded with the online legal pack.

LOCATION

The site is situated on Feltmakers Lane, a quiet drive with six existing family homes on it. Feltmakers Lane is off Tanhouse Lane, which intersects off North Road and goes round the north of Yate to the Wickwa Road, from Chipping Sodbury.

Both Yate & Chipping Sodbury have an array of amenities including supermarkets, independent shops, cafes and restaurants and a collection of both state and private, primary and secondary schools.

The site is within prime commuting distance of Bristol, Cheltenham and Swindon via the M4. The motorway network is best accessed from with M4 J18 at Tormarton or M5 J14 at Falfield, both of which are an approx. 7-mile drive in opposite directions from the site. There is also a train station in Yate which sits on the Gloucester to Westbury line, with connections to Bristol Temple Meads. The immediate area offer great opportunity for walks into the Gloucestershire countryside, and offers an attractive rural feel with many of the advantages of being close to Bristol and nearby towns amenities.

SITE VISITS

The site can be accessed from the road.

COPYRIGHT & RELIANCE

Copyright and Letters of Reliance for all of the plans, reports and surveys will be provided upon Completion.

VAT

We understand the property is elected for VAT.

METHOD OF SALE

The site is to be sold by Private Treaty, Subject to Contract. Unconditional offers are sought on the basis of the current detailed consent for 6 x detached executive family homes.

Offers are to be emailed directly to Hollis Morgan.

As part of your bid, please provide:

Proof of finance

Price

Payment profile, including any information on deposit level and any deferred payments.

Any conditions of the purchase

Timescales for Exchange & Completion

NEW HOMES SALES

SALES VALUES

Please contact our Director, Daniel Harris from the Hollis Morgan New Homes team for bespoke pricing appraisals and market information

CONTACT DETAILS

For more information, please contact Patrick Addison & Krish Vij of Hollis Morgan Land & Development.

DISCLAIMER

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

Development Land @ Feltmakers Lane, Rangeworthy, Yate, BS37 7LP

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 contained in the legal pack. 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 have not been checked or tested.

Please note that in some instances the photographs may have been taken using a wide-angle lens. 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.





REV A JULY 2024 FOOTPATH ADDED TO MATCH CONDON DREW REVISED PLANS

 TEL: 0117 960 2201 MOB: 07980 763 602 www.firstfox.co.uk Project LAND AT FELTMAKERS LANE	Drawing	
	PROPOSED SITE PLAN	
	Job No : SMPC	Drawing No : 200
	Date : MARCH 2023	Drawn By : M H FOX
	Scale : A1 1-200	Checked :
Revision : A - -		

e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: **0117 973 65 65**

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ