



CONSENTED DEVELOPMENT LAND FOR SALE

LAND NORTH OF BANWELL ROAD, LOCKING, WESTON-SUPER-MARE, SOMERSET

Outline consent for up to 75 units on circa 15.40 acres (6.23 hectares)

Waymark

Carter Jonas

LAND POSITIONED IN A STRATEGIC LOCATION ON THE BUILT EDGE OF THE VILLAGE OF LOCKING TO THE EAST OF WESTON-SUPER-MARE EXTENDING TO APPROXIMATELY 15.40 ACRES (6.23 HECTARES)

LOCATION

The Property is situated to the east of Locking Parklands, a Homes England and St Modwen led community comprising of quality homes, a primary school, shopping and employment opportunities.

Weston-Super-Mare is located approximately 5-miles to the west of the Property and provides for a wide range facilities, including several supermarkets, health and leisure provision, civic buildings and a number of national and independent retailers and restaurants. Local schools include Locking Primary School, Haywood Village Academy and Herons' Moor Academy.

Amenities within Locking include a public house, cafe, Post Office and playing fields set to the south of Locking Primary School.

Junction 21 of the M5 is located approximately 3.5-miles to the north and provides access to Bristol to the north and Taunton and Exeter to the south.

Access to rail services is good with Worle Station, Weston-super-Mare (approximately 4-miles from the Property) providing regular services into Bristol Temple Meads and London Paddington.

THE PROPERTY

The Property extends to approximately 15.40 acres (6.23 hectares) of open agricultural land, comprising primarily of pastureland.

Vehicular access is taken via the A371, which includes an initial landscaped route leading off the highway down to the main development area.

The topography of the main development area is broadly level with boundaries formed primarily by mature hedgerows.

PROPOSED DEVELOPMENT

The illustrative site plan that accompanied the planning application details:

- Residential development of up to 75 dwellings with associated driveways and garaging and public open space
- Footpath and cycle way links to Locking Parklands to the West, which the purchaser will be obliged to complete
- Provision of public open space
- Sound attenuation bunding
- Access road and layout from the Banwell Road

PLANNING

North Somerset Council granted outline planning permission in a Decision Notice dated 9th November 2020 (planning reference: 18/P/3038/OUT).

“for the Erection of up to 75 dwellings with provision of Access, Drainage, Landscape Bunds and Other Ancillary Works. Matters of Appearance,

Landscaping, Layout and Scale are reserved for subsequent approval”

North Somerset Council have confirmed that Condition 2 has been complied with (submission of RM within 3 years).

Condition 20 of the Decision Notice sets out the requirement for “pedestrian/cycle routes linking with the roads and footpaths to the west as shown on the drawing 3294D Concept Masterplan...” The Vendors have agreed a draft Easement with Homes England for such rights and copies are held in the data room.

The selected developer will be obliged to provide these connections.

REGISTERED TITLE

The land is registered with the Land Registry under Title Numbers AV168450 and ST216576.

FURTHER INFORMATION

Further detail can be found within the data room (www.landatlocking.com).

The data room is password protected and registration is required on the front page. A password will be sent to you upon registration.

The data room contains the following:

- Planning application information Technical documentation
- Bid proforma
- Flood risk report

METHOD OF SALE

The Property is offered for sale freehold with vacant possession by Informal Tender with unconditional offers sought.

LOCAL AUTHORITY

North Somerset Council
(<https://n-somerset.gov.uk/>)

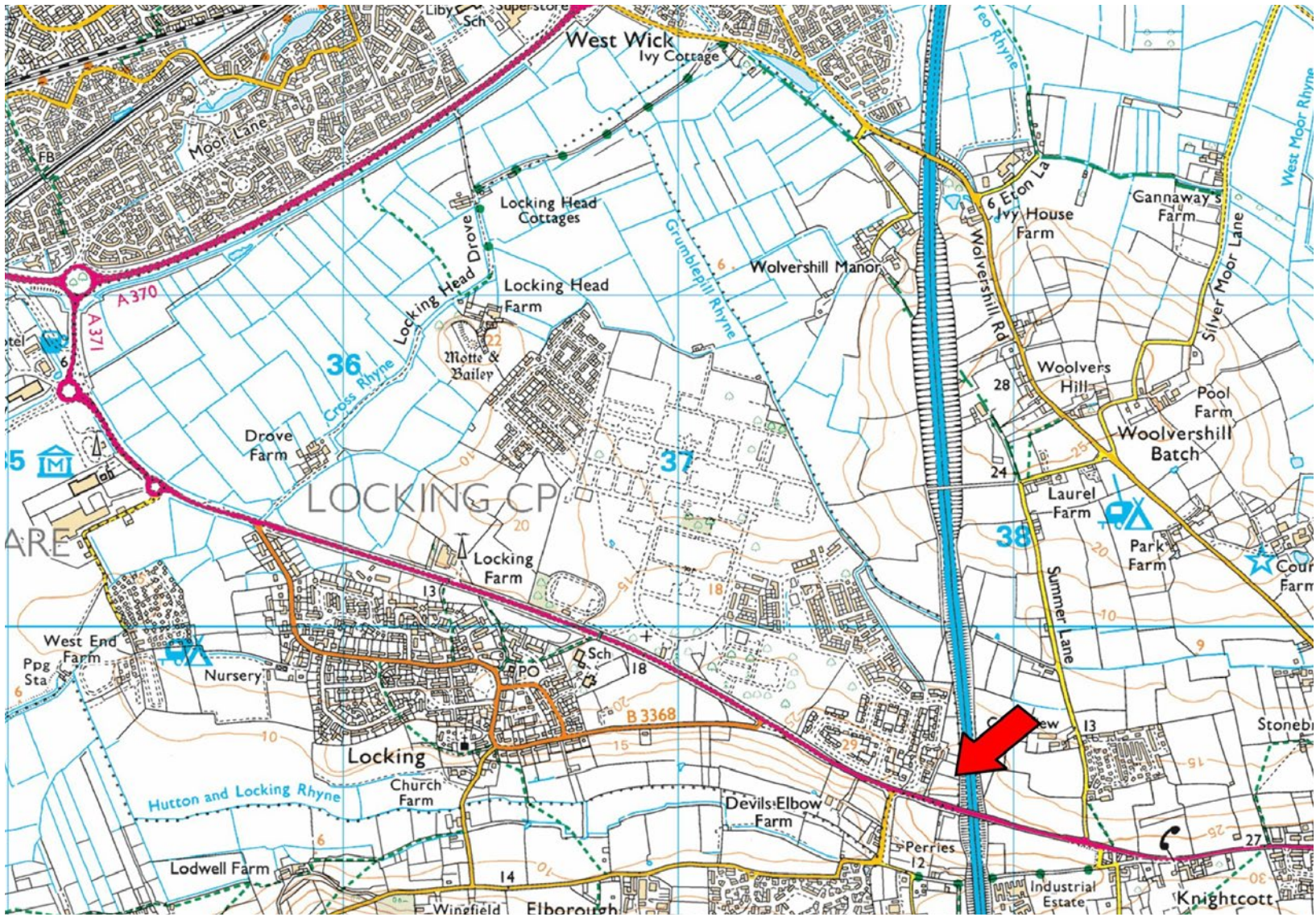
TENURE

Freehold with Vacant Possession upon completion.

VIEWING

The Property may be viewed from the highway. Parties wishing to walk the property should arrange an appointment via the Selling Agents.

Particulars prepared March 2025.



PLANNING AND DEVELOPMENT

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