

# Residential Development Land Sales



**Land Off Cheviot Meadow/Wyndham Way, Portishead, Bristol, BS20 7PJ**

**Offers Invited £1,500,000**

Hollis Morgan LAND AND DEVELOPMENT - 1.57 ACRES of developable LAND in PORTISHEAD. Suitable for RESIDENTIAL apartments or CARE. Subject to Planning OFFERS INVITED.

# Land Off Cheviot Meadow/Wyndham Way, Portishead, Bristol, BS20 7PJ

## OFFERS INVITED

ADDRESS: Land off Cheviot Meadow, Portishead, Bristol, BS20 7PJ

This 1.57 acres of development land has a positive planning history with both a 33 x Residential Apartment scheme and a 54 x bedroom Care Home, plus a Day Nursery previously consented (now expired).

The land is offered for sale via Private Treaty and Hollis Morgan Land & Development are inviting offers on a Subject to Planning basis, with a guiding price of £1,500,000.

Tenure - Freehold

Total Area - 1.57 acres / 0.64 hectares

Vacant Possession

Please contact Patrick Addison at Hollis Morgan Land & Development for access to the Data Room, which holds more information about the planning history and related technical information.

## LOCATION

The land is situated in the popular waterside town of Portishead, close to Bristol and M5 motorway. Portishead itself has a number of High Street and independent retailers including Waitrose and many other supermarkets, coffee shops and a well known outdoor swimming pool. This sought after town also offers good schooling at all levels.

The site is also less than a mile from the new Portishead railway station which is currently under construction and will give the town excellent transport links to Bristol & Bath.

## THE LAND

This flat 1.57 acres of land is accessed via the residential street, Cheviot Meadow, and is adjacent to Wyndham Way providing easy access directly into central Portishead via bus and car. The land extends up to the edge of the roundabout at Wyndham Way, and retains a screening of trees and hedgerows on its southern side.

As the land is surrounded by housing on the northern side, it lends itself well to a residential development, however it could be utilised for some form of commercial, subject to planning.

The previous planning consents have now expired.

## PLANNING HISTORY

2017 – Detailed Residential Application

17/P/1229/F | Erection of 33no. dwellings (30no. flats in Block A and 3 no. flats in Block B)

Approved on 28th September 2018

2019 – Minor Material Application

19/P/2739/MMA | Minor material amendment to planning permission 17/P/1229/F (erection of 33no. dwellings (30no. flats in Block A and 3 no. flats in Block B) to allow for changes to the proposed site layout, parking provision on site, reconfiguration of Block B and amended application site area

Approved on 23rd July 2020

2021 – Care Application:

21/P/1258/FUL | Erection of a 54 bedroom care home and day centre

Approved 13th May 2022

## PIPELINE EASEMENT

A pipeline runs underneath the site (east to west), which also runs underneath much of the developed area of Portishead. This was accounted for in the previous planning consents and The Sellers can positively confirm that through conversations with the owners of the pipeline, a development can be designed that will adhere to the easement. We encourage potential purchasers to design their schemes accordingly and to engage with us on this point as we hold documents and information in relation to it from the previous planning consents (available in the Data Room upon request).

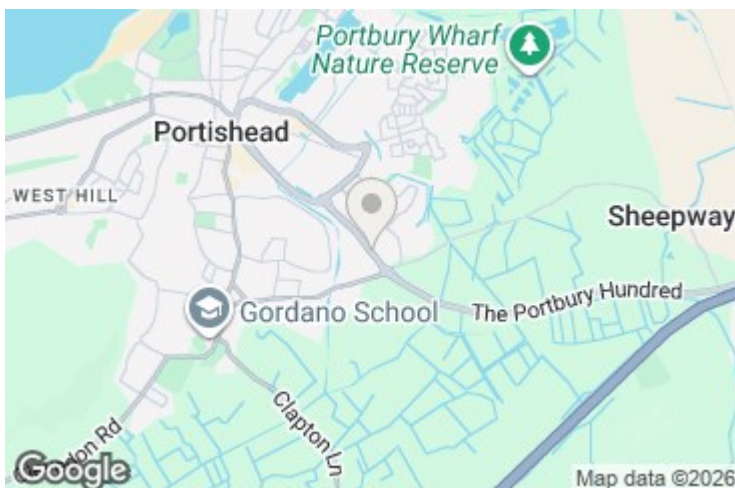
## MORE INFORMATION | DATA ROOM

The Hollis Morgan Land & Development team have a host of additional information regarding the planning history and technical aspects of the site.

Please contact Patrick Addison for access to the Data Room.

## PROPERTY DETAILS 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 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.





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