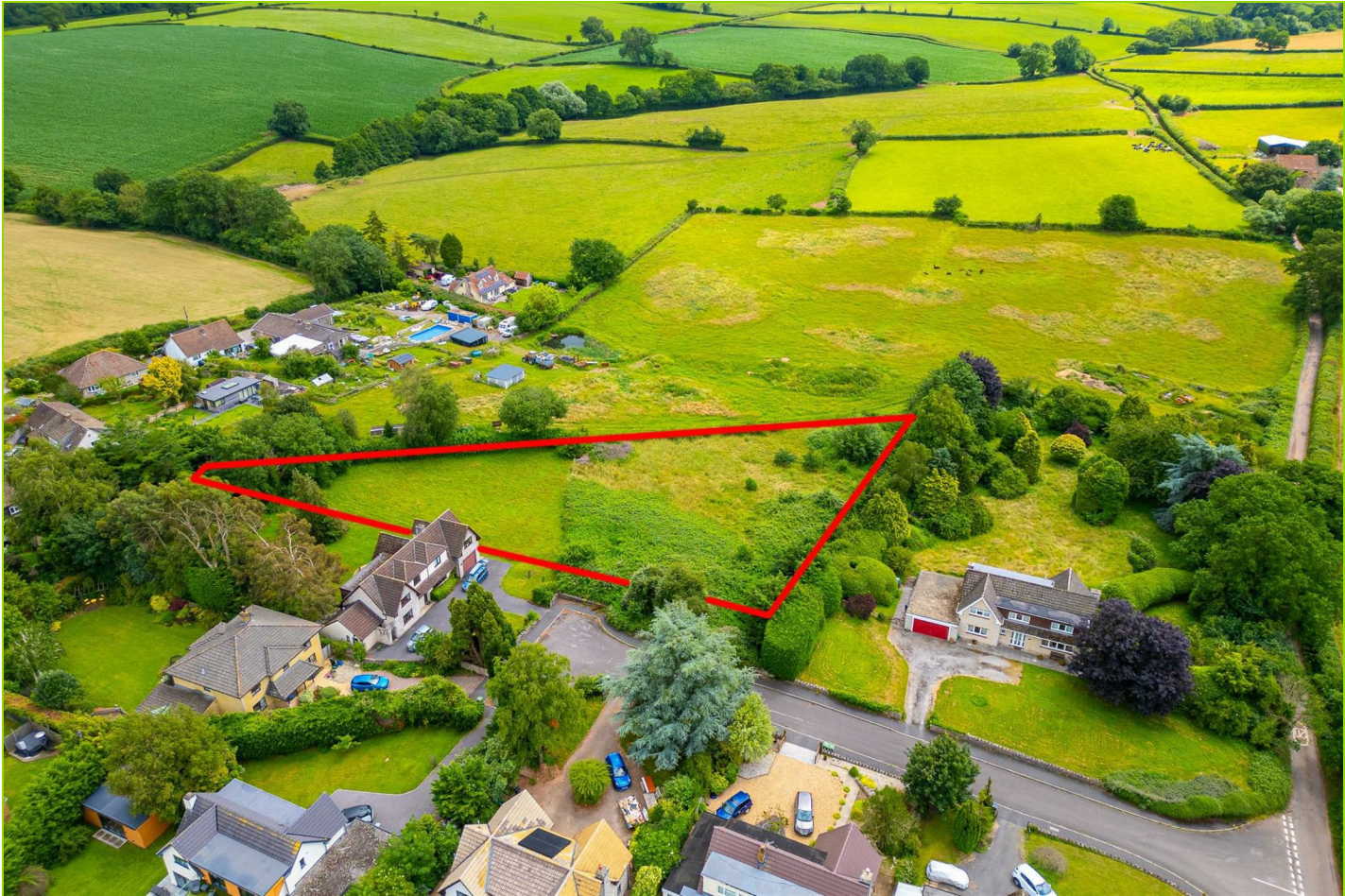




Land at 2 The Orchard, Stanton Drew, Bristol, BS39 4DS

Guide Price £650,000

Hollis Morgan – LAND AND DEVELOPMENT - Rare FREEHOLD development site - DETAILED PLANNING GRANTED for 3 x LUXURY PASSIVHAUS HOMES in the CHEW VALLEY nr Bristol & Bath

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INTRODUCTION

Hollis Morgan Land & Development have been appointed by the owners on the sale of this Freehold property known as Land at The Orchard, Stanton Drew, Chew Valley, Bristol, BS39 4DS, in the sought after semi-rural location of Stanton Drew in the Chew Valley, commuting distance from Bristol and Bath.

This 1.15 acre / 0.46 hectare parcel of land has the benefit of a full planning (via Technical Details Consent) for the construction of 3 x detached family homes.

THE OPPORTUNITY

Detailed planning was recently granted for 3 x 5 bedroom family homes, which were carefully designed to be both market facing for the area and energy efficient.

The estimated total Gross Internal Area is 6,750 SqFt / 627 SqM

Multiple agents have recently priced the GDV between £3.3m and £3.8m, dependent on specification.

We are inviting offers with a Guide Price of £600,000 to £700,000 for the freehold land on an Unconditional basis.

SCHEDULE OF ACCOMMODATION

Plot 1 | 5 Beds + 3 Bath Study, Snug, Pantry & Utility 2250 SqFt Double Garage | 0.5 acre plot

Plot 2 | 5 Beds + 3 Bath Study, Snug, Pantry & Utility 2250 SqFt Double Garage | 0.47 acre plot

Plot 4 | 5 Beds + 3 Bath Study, Snug, Pantry & Utility 2250 SqFt Double Garage | 0.38 acre plot

The plots are to be built to Passivhaus regulations, which there is a strong market for in this area outside of Bristol.

PLANNING INFORMATION

Planning References - Bath & North East Somerset Council

Permission in Principle:
22/02743/PIP - Approved via Appeal, 5 July 2023

Technical Details Consent:
24/02838/TPIP - Granted 10th Apr 2025

CIL: £108,060.93

DRAINAGE

The approved Drainage Strategy is within the Data Room.

There is a suitable foul drainage connection adjacent to the site within The Orchard road.

The Drainage Strategy outlines multiple options for the Surface Water drainage, which is to be designed formally as part of the Pre-Commencement Conditions.

LOCATION

The property is situated in Stanton Drew, a popular village situated within the Chew Valley. Within the village, there is a small range of local facilities including a primary school, a public house, a church and a village hall. The village is also famous for its stone circles, these ancient monuments date from 3000 – 2000 BC and display the second largest stone circle in Britain.

The neighbouring village of Chew Magna has a good range of local shops including a well-stocked supermarket, master butcher, coffee shop, gift shops, travel agent, post office and a pharmacy. There are also four excellent public houses nearby.

The village's situation in the Chew Valley offers commuters excellent access to the regional centre of Bristol which is 8 miles to the north and the Heritage City of Bath which is 13 miles to the east. The Cathedral City of Wells, which offers further facilities, is 17 miles to the south.

The Chew Valley and Blagdon lakes are close by, notable for their fishing, birdlife, sailing and nature study amenities. A visit to Salt and Malt at Chew Valley Lake is highly recommended, as this modern tearoom/fish restaurant is owned by the same family as The Pony and Trap. The Mendip Hills, well known for their limestone features, provide a wide range of informal leisure opportunities.

Local Pre-school and Primary School both received Outstanding Ofsted Inspections. The Pre-school is run at the village hall and they have forest school one day during the week. The Primary School is small but is part of a Federation with Bishop Sutton Primary School. It is about a 200 metre walk away

COPYRIGHT & RELIANCE

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

SITE VISITS

The site can be seen from the road, but to walk the site, please contact Hollis Morgan

VAT

We understand the property is not elected for VAT.

VACANT POSSESSION

The property is available with Vacant Possession upon Completion.

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 Technical Details Consent for 3 x detached executive family homes.

Offers are to be emailed directly to Hollis Morgan.

DETAILS TO ACCOMPANY OFFER

As part of your offer, please provide:

Price

Any conditions of the purchase

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

Proof of finance

Timescales for Exchange & Completion

NEW HOMES SALES

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

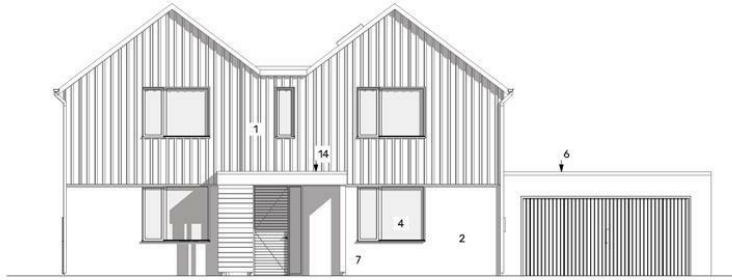
DISCLAIMER

Land at 2 The Orchard, Stanton Drew, Bristol, BS39 4DS

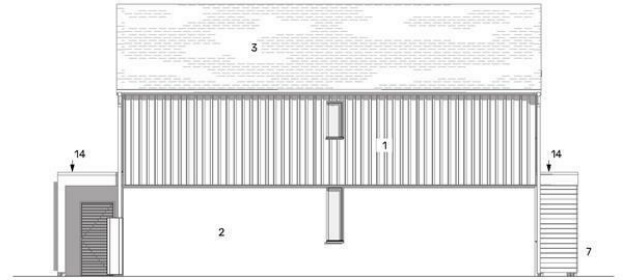
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan 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.





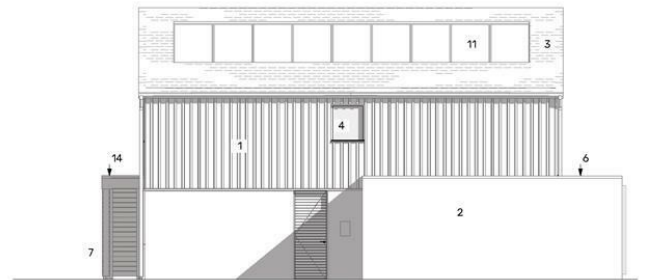
P.300.1 NORTH WEST ELEVATION



P.300.3 NORTH EAST ELEVATION



P.300.2 SOUTH EAST ELEVATION



P.300.4 SOUTH WEST ELEVATION

Note:
Responsibility is not accepted for errors made by others scaling from this drawing.

All construction information should be taken from figured dimensions only. Dimensions are in millimeters unless otherwise stated.

All dimensions and conditions to be checked on site prior to preparing drawings or commencing any work.
Any variations or supplementary drawings are to be approved by The Architect.

SCALE 1:100
0 1000 2000 3000 4000mm

Materials Key:

1. Timber Cladding
2. Painted Render
3. Roof Tiles
4. Aluminium Windows
5. Single Ply Membrane
6. Sedum Roof
7. Timber Structure
8. Paving Slabs
9. Buff Macadam Drive
10. Soft Landscaping
11. Solar Panels
12. Proposed Hedging
13. Garage Doors
14. Pebble Ballast Flat Roof
15. Trellis

P3	14/05/2024	Planning Issue
P2	02/05/2024	Planning Issue
P1	22/02/2024	Planning Issue
02	01/03/2024	Pre-Planning Issue
01	05/01/2024	Pre-Planning Issue
Revised:	Date:	Description:
DESIGNSCAPE ARCHITECTS		
Planning		
Project: The Orchard Stanton Drew		
Title: PLOT 1 ELEVATIONS as Proposed		
Reference:	479.P.130	Revised: P3
Last issued by: jhsb		First issued: 05/01/2024
Scale @ A3:		1:100

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

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