



ATHERTON HOUSE BARN, WHARF LANE,
PORTISHEAD, BS20 7TD

**GOODMAN
& LILLEY**



AN EXTREMELY RARE OPPORTUNITY TO ACQUIRE A SUBSTANTIAL PARCEL OF LAND EXTENDING TO APPROXIMATELY 1,664 SQUARE METRES (0.4 ACRES), SITUATED IN THE HIGHLY DESIRABLE AND WELL-REGARDED LOCATION OF SHEEPWAY. THE VENDOR WILL ONLY CONSIDER UNCONDITIONAL OFFERS.

Opportunities of this nature are seldom available. The site comprises a former barn together with its surrounding curtilage, offering significant scope for redevelopment, conversion, or alternative uses (subject to the necessary planning consents).

Whether for commercial, educational, mixed-use or residential development (subject to planning), the generous plot size and established planning history provide a compelling foundation for future schemes. In a market where potential development land is increasingly scarce, particularly within sought-after semi-rural yet accessible locations such as Sheepway, this offering stands out as a genuinely scarce and exciting prospect.

Sheepway is widely regarded as a highly attractive and convenient location, offering the perfect balance between rural character and accessibility. The area benefits from its proximity to established transport links and surrounding commercial and residential centres, making it well suited for a variety of potential uses. The setting combines openness and space with practicality, further enhancing the long-term appeal and viability of development within this area.

Planning History: The property benefits from a notable planning history which demonstrates established development potential:

- SL/2011/1041 – Application for conversion of the barn to offices and workshops (Class B1 & B2) – Refused April 2012.
- 13/P/1919/F – Approved December 2013 for the conversion of storage barns to offices and an education centre, including parking provision and landscaping. It is currently unclear whether

the 2013 consent was implemented. Interested parties are advised to make their own enquiries with the local planning authority regarding the status of previous consents and the potential for alternative schemes.

Key Features

- Approx. 0.4 acres (1,664 sq. m)
- Former barn structure with conversion potential
- Established planning history
- Extremely rare land opportunity
- Prime Sheepway location
- Suitable for developers, investors or owner-occupiers (subject to planning)

- Former barn offering excellent conversion and redevelopment potential (STPP)
- Established planning history, demonstrating development opportunity
- Situated in a highly desirable Sheepway location
- Unconditional offers only considered
- Approximately 0.4 acres (1,664 sq. m) of land
- Extremely rare chance to acquire a site of this nature in the area
- Ideal for developers, investors or owner-occupiers, subject to the necessary consents



GUIDE PRICE £250,000



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