



Land at West End Lane, Nailsea, Nailsea, Nailsea, North Somerset, BS48 4BU

Guide Price £1,200,000

Hollis Morgan – LAND AND DEVELOPMENT - Land with FULL PLANNING for a mix of 9 x FAMILY HOMES | Popular town of NAILSEA near Bristol | READY TO BUILD with many costs already paid for.

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INTRODUCTION

Hollis Morgan Land & Development have been appointed by the owners on the sale of this Freehold parcel of development land known as the Land on south of West End Lane, Nailsea, North Somerset, BS48 4BU.

The site itself benefits from a detailed planning consent for the Erection of 9no. dwellings and is ready to build as much of the preliminary works and costs have been undertaken. Any purchaser will be able to benefit from this in order to start on site immediately.

THE OPPORTUNITY

The land sits adjacent to the access to Nailsea Rugby Football Club on the western edge of Nailsea, which is a popular village on the western side of Bristol, benefitting from both a mainline railway station and easy road links to Bristol and wider South West via the M5 motorway.

With detailed planning granted in May 2024 for a mix of 3 & 4 bedroom family homes, there is an opportunity to create a boutique, private gated development in an attractive edge of settlement location.

We are seeking Unconditional offers via private treaty. Please enquire for details.

PURCHASE OF COMPANY SHARES

There is an opportunity to purchase the company SPV that owns the land, which could be a substantial Stamp Duty Land Tax saving. More information available upon request.

DATA ROOM

Access to the Data Room is available upon request.

READY TO BUILD

The Sellers have prepared the site so that the Purchaser may start construction immediately in 2026:

- * £83,862.91 of CIL has been paid, £4,711.33 left to pay.
- * Discharged all pre-commencement conditions (Approved April 2025)
- * Full suite of Construction Drawings ready to go
- * Ground investigations completed
- * Section 104 drainage drawings prepared for final agreement with Wessex Water
- * Section 278 drawings and agreement with local authority, ready for signature

Access the Data Room for full details on the above - there is also a Highways & Utilities Briefing Note in the Utility section.

PLANNING

PLANNING

Planning References - North Somerset Council
Full Application consent: 23/P/1690/FUL- Granted 24/05/2024
Discharge of Conditions: 24/P/1835/AOC - Approved 01/04/2025

IMPLEMENTED 6 DWELLING SCHEME

In 2023 the Sellers implemented the previous consent for 6no. dwellings. This was approved via a Certificate of Lawfulness. Details within the PLANNING section of the Data Room.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The original CIL charge for the 6no. dwelling application was £83,862.91, which has been paid by the Sellers in full.

The outstanding CIL payment is £4711.33.

There is written confirmation from North Somerset in the Data Room (2023-07-10 CIL Detail on Future Applications.pdf) that the previously paid CIL will contribute towards the new liability.

THE PROPERTY

SCHEDULE OF ACCOMMODATION

House No.1 | 3 Bedrooms | 2 Bathroom | Detached
House No.2 | 4 Bedrooms | Utility | 2 Bathrooms | Detached
House No.3 | 3 Bedrooms | 2 Bathrooms | Detached
House No.4 | 3 Bedrooms | 2 Bathrooms | Detached
House No.5 | 3 Bedrooms | 2 Bathrooms | Detached
House No.6 | 3 Bedrooms | 1 Bathroom | Semi-Detached
House No.8 | 3 Bedrooms | 1 Bathroom | Semi-Detached
House No.10 | 3 Bedrooms | 2 Bathrooms | Detached
House No.12 | 4 Bedrooms | Utility | 2 Bathrooms | Detached

SITE VISITS

The site can be viewed from the road. To walk the site, please contact Hollis Morgan.

COPYRIGHT & RELIANCE

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

VAT

We understand the land is not elected for VAT.

FREEHOLD

The land is sold freehold.

VACANT POSSESSION

The property is available with Vacant Possession

LOCATION

This development site is well located on the western edge of Nailsea, in an attractive semi-rural spot with easy access to countryside walks as well as Nailsea's everyday amenities and commuter links. The town centre provides supermarkets including Waitrose and Tesco, independent shops, cafés, a leisure centre and medical facilities, all within proximity.

Nailsea & Backwell railway station is approximately 1.3 miles from the property, offering direct routes to Bristol Temple Meads in around 15 minutes, London Paddington typically in 1 hour 45 minutes. Junction 20 of the M5 is approximately 4 miles away and there are easy links to Bristol and the wider South West.

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The area is well served by highly regarded schools, namely Kingshill Church School, Golden Valley Primary, Nailsea School, Downs School (Wraxall) and several Bristol independent schools.

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 9 x family homes.

DETAILS TO ACCOMPANY OFFERS

As part of your offer, please provide:

Proof of finance

Price

Payment profile relating to any deferred payments.

Conditions of the purchase

Timescales for purchase

NEW HOMES SALES

“This is a great opportunity to create an exclusive, boutique development of just 9 family homes in a very sought-after location in Nailsea, near to Bristol. There is very strong demand in Nailsea for high quality schemes such as this. So given the scale of the scheme and demand for this type of product, we would expect these houses to achieve a price premium over the local market”

Dan Harris - New Homes Director

Please contact Hollis Morgan New Homes team for bespoke pricing appraisals and market information

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.





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