



Building Plot @ 28 Engine Common Lane, Yate, Bristol, BS37 7PX

Guide Price £250,000

Hollis Morgan – LAND AND DEVELOPMENT – circa 0.21 ACRE BUILDING PLOT with PERMISSION IN PRINCIPLE (PIP) to erect a 2000 plus SqFt DETACHED HOUSE close to BRISTOL

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INTRODUCTION

Hollis Morgan Land & Development have been appointed by the owners on the sale of this Freehold building plot adjacent to 28 Engine Common Lane, nr Rangeworthy, Yate, Bristol, BS37 7PX.

The plot fronts onto Tanhouse Lane and has Permission in Principle (PIP) for a single detached dwelling set in the sought after semi-rural location of Engine Common near Rangeworthy in South Gloucestershire. Close to Yate, Chipping Sodbury & commuting distance from Bristol.

The building plot has been marked out by the Sellers, who have erected a fence to show the proposed boundary line. The plot is approximately 0.21 acres / 864 m2 in size.

The PIP offers the buyer the opportunity to put their own design on the home via the Technical Details Consent application, giving flexibility in terms of external and internal design, as well as size and position.

THE OPPORTUNITY

PERMISSION IN PRINCIPLE GRANTED | PREMIER DETACHED FAMILY HOUSE

Permission in principle (P25/02115/PIP) for the erection of 1no. dwelling with parking and a garden.

The size of the dwelling is to be fully confirmed and decided by the Purchaser's Technical Details Consent application. However, the designs as submitted within the PIP represent a circa 2100 SqFt dwelling with 3 large bedrooms and multiple bathrooms. Interested parties can put their own stamp on the final designs.

Demolition of the existing garage is required.

UTILITIES | SERVICES

Parties should make their own investigations into services and utilities, however we can provide the following information:

The existing plot is serviced with mains electricity, water and broadband, which the Purchaser will need to bring to the boundary for connection, subject to technical consents.

Foul drainage is expected to be via a Septic Tank as a mains connection is some significant distance away from the plot.

PLOT BOUNDARY

The plans show an area at the rear of the proposed dwelling as being excluded, however the Sellers will include the land up to the boundary line within the sale, allowing for a larger garden. The final boundary line on the title will be set out and measured at contract stage.

HOLLIS MORGAN NEW HOMES

If you require any advice on potential schemes and GDV appraisal please contact Dan Harris @ Hollis Morgan New Homes.

PLANNING

Reference P25/02115/PIP (South Gloucestershire Council)

Alternative Reference Not Available

Application Received Thu 04 Sep 2025

Application Validated Fri 12 Sep 2025

Address Land At 28 Engine Common Lane Yate South Gloucestershire BS37 7PX

Proposal Permission in principle for the erection of 1no. dwelling.

Status Decided

Decision Approve

Decision Issued Date Thu 16 Oct 2025

LOCATION

Engine Common Lane is off Tanhouse Lane, which intersects off North Road and goes round the north of Yate to the Wickwar Road, from Chipping Sodbury. The building plot sits in an attractive semi-rural position, with excellent access to local amenities, but also well located for countryside walks.

Both Yate & Chipping Sodbury have an array of amenities including supermarkets, independent shops, cafes and restaurants and a collection of both state and private, primary and secondary schools.

The site is within prime commuting distance of Bristol, Cheltenham and Swindon via the M4. The motorway network is best accessed from with M4 J18 atTormarton or M5 J14 at Falfield, both of which are an approx.7-mile drive in opposite directions from the site. There is also a train station in Yate which sits on the Gloucester to Westbury line, with connections to Bristol Temple Meads. The immediate area offer great opportunity for walks into the Gloucestershire countryside, and offers an attractive rural feel with many of the advantages of being close to Bristol and nearby towns amenities.

METHOD OF SALE

The site is to be sold by Private Treaty, Subject to Contract.

Unconditional offers are preferred, however Subject to Planning Conditional offers will be considered.

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

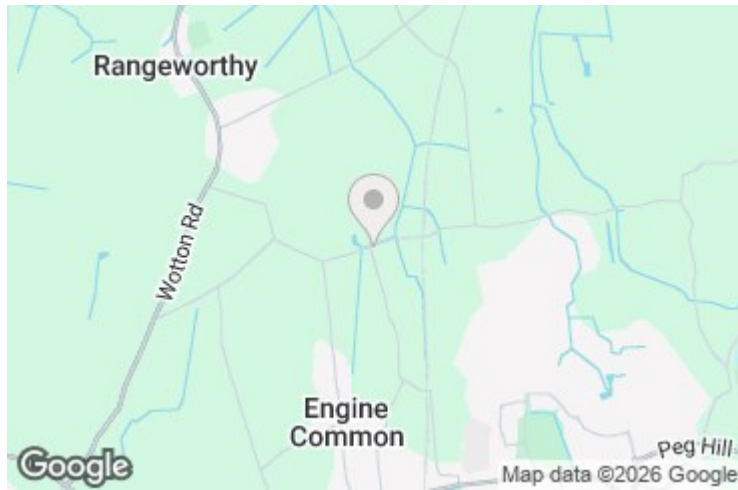
Confirmation that in the event of a Conditional Contract or Subject to Planning arrangements you will pay a contribution towards the Seller's fees of £2500 + VAT, payable on Exchange of Contracts

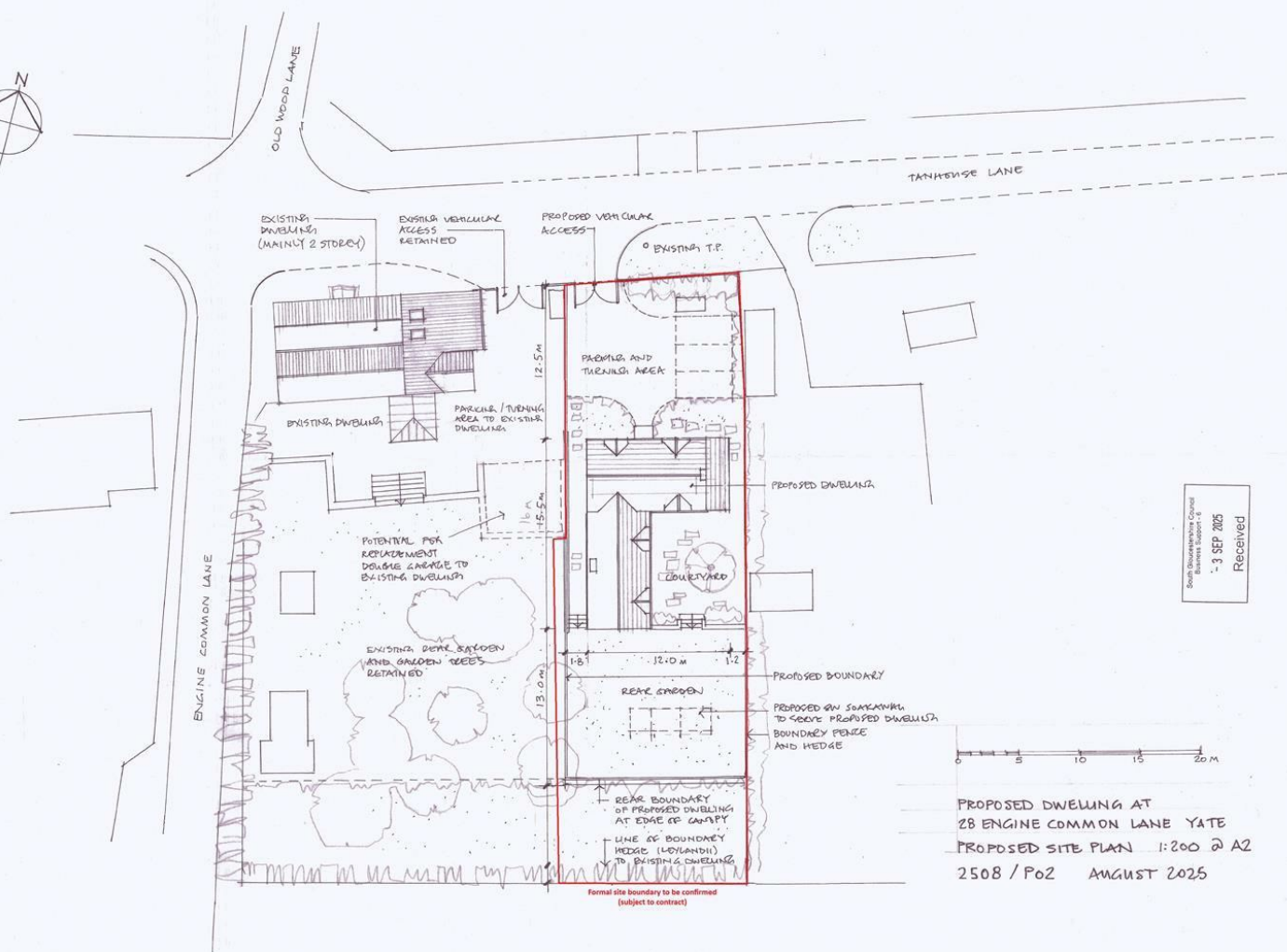
DISCLAIMER

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

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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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