

For Sale

Land at Pudding Pie Lane, Langford, BS40 5EL

alder king

PROPERTY CONSULTANTS



Development site in Langford, North Somerset with outline planning consent for 141 residential units
Approximately 5.1 ha (12.6 acres)

Key Facts

- Greenfield site in Langford, North Somerset.
- Outline planning consent for 141 residential units. (North Somerset application reference 15/P/1414/O).
- Site comprises approximately 5.1 ha / 12.6 acres of level, well maintained land.
- Adjacent to the University of Bristol School of Veterinary Science.
- A scenic village location with local amenities such as a primary school, secondary school, day nursery, sports centre and medical centre.
- Accessed off the A38 and within driving distance of M5 J21 (7 miles) and M5 J22 (11 miles).
- Bristol city centre - 12 miles.
- Weston-super-Mare - 10 miles.
- Bristol International Airport - 6 miles.
- Technical information pack available on request.



Location & Description

Location

The village of Langford is located in North Somerset, within commuting range of Bristol (12 miles), Weston-super-Mare (10 miles) and Bath (25 miles). The village is in close proximity to the Mendip Hills AONB.

There are excellent transport routes across the South West via the nearby A38 and M5 motorway. Direct services to Bristol Temple Meads are available from Yatton railway station (5 miles). Bristol International Airport is located 6 miles north, offering routes to over 100 destinations world wide.

Description

The 5.1 ha (12.6 acre) green field site is located between Stock Lane and Pudding Pie Lane, as outlined in red below. The site is currently used as arable land by the University of Bristol, is relatively level and well maintained.

Please note the four cottages abutting the north eastern boundary of the site do not form part of the area for sale. However, our client is interested in proposals which include the provision of car parking / garaging for these properties as part of any development of the site for sale.



Planning & Method of Sale

Planning

Outline planning consent was granted in August 2016 for the erection of 141 residential units. An indicative layout is shown on the right.

Method of Sale

The property is for sale by private treaty with informal tenders invited.

Best offers to be received in writing by **midday on Friday 4 November**.

Tenure

The freehold interest is offered for sale, with vacant possession on completion.

Information Pack

An information pack is available on request which includes the following information:

- Decision Notice
- Section 106 Agreement
- Report on Title
- Topographic Survey
- Ground Investigation
- Design & Access Statement
- FRA & Drainage Strategy



Contact



Viewing Arrangements

Please arrange an appointment through the sole selling agents Alder King LLP.

Alder King Property Consultants

Pembroke House
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SUBJECT TO CONTRACT

Ref: BSQ/83420/SEP2016

On the instruction of



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