For Sale

Land at Pudding Pie Lane, Langford, BS40 5EL





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 reference15/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.

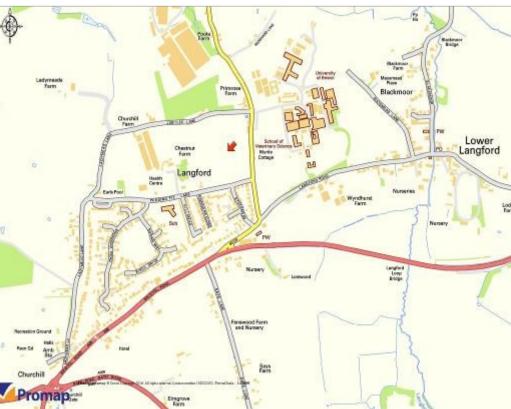
There are excellent transport routes across the South West via the nearby A38 and M5 motorway. Direct services to Bristol Temple Meads are available from Yatton railway station (5 miles). Bristol International Airport is located 6 miles north, offering routes to over 100 destinations world wide.

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 15 Pembroke Road Clifton Bristol BS8 3BA

Chris Haworth

Ben St Quintin

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SUBJECT TO CONTRACT

Ref: BSQ/83420/SEP2016

On the instruction of



Important: Alder King for themselves and for the vendors of this property, whose agents they are, give notice that: 1. The particulars contained herein are for guidance purposes only and do not constitute either part or whole of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, and must satisfy themselves as to their correctness. 3. No person in the employment of Alder King has any authority to make or give any representations or warranties whatsoever in relation to these properties. 4. No responsibility can be accepted for expenses incurred by intending purchasers in inspecting and considering the properties which are offered. Under the Control of Asbestos Regulations 2006 (CAR 2006), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAR 2006 is an offence and could adversely affect the value of the property. The detection and management of asbestos related compounds is beyond the scope of our expertise and does not form part of the services that we have agreed to provide in respect of the property. Accordingly: 1. Alder King do not accept any responsibility for, and you should not place any reliance on us in respect of, the detection and/or management of any asbestos and/or asbestos related compounds contained in the property. 2. We strongly recommend that you obtain advice from specialist environmental consultants in respect of asbestos related issues.

