



# C J H LAND

DEVELOPMENT & LAND AGENCY

## FOR SALE

**Stand Alone Development Opportunity  
in Extremely Sought After Location**

Five bed detached house in 1.1 acres with a full planning permission for 5 detached houses within walking distance of Portishead High Street.

**Homefield, 10 St Mary's Road,  
Portishead, BS20 6QW**

## THE PROPERTY

The site extends to approximately 1.1 acres (0.44 ha). The majority of the property is laid to lawn and formal gardens with a wooded area in the eastern section. The property is currently accessed from St Mary's Road which runs down the southern boundary. There are existing residential properties to the east, west and north. The topography is generally level. The existing property, Homefield is a 5 bed detached house with detached garage and is situated in the south west corner of the plot. A detailed breakdown of the rooms their sizes and EPC are available on request.

## LOCATION

The property is located within an established residential area a short walk from Portishead High Street. Gordano School, St Peter's Church of England Primary and St Joseph's Catholic Primary Schools are also a short walk away. Portishead is ideally situated for commuting into Bristol and junction 19 for the M5 is also very conveniently located. Portishead itself offers a wide range of shops, services and leisure facilities.

## PLANNING

The site benefits from a full planning permission no. 15/P/1668/F at North Somerset Council for the erection of 5 detached dwellings and garages. Whilst this planning permission was due to expire on the 8th September 2018 the vendor and his consultants discharged all relevant conditions within the consent and made a material start on site in April 2018, evidence of which is available upon request. The planning permission is therefore live. The new development is to be accessed from The Paddock. The works to this access were commenced in April 2018. The existing house sits outside of this planning permission but is to be included in the sale. All available plans, surveys and reports are available upon request.

## SERVICES

We understand that all mains services are in close proximity to the site however all prospective purchasers are advised to make their own enquiries.

## METHOD OF SALE

The freehold of the entire property is offered for sale on an unconditional basis. All offers should be submitted in writing or by email to the offices of CJH Land Ltd.



**DISCLAIMER** CJH Land Ltd for themselves and for the vendors of this property, whose agents they are, give notice that:

1. Sales particulars and plans have been carefully prepared and are believed to be correct. Intending purchasers should be deemed to have inspected the property and to have satisfied themselves that it is correctly described in the particulars and plans.
2. No person in the employment of CJH Land Ltd has any authority to make or give representation or warranty whatsoever in relation to this property. 204334. 09/20.



## VIEWING

On site viewing is strictly by appointment only.  
Please contact Matthew Hiles at CJH Land  
on 01275 463588/07770 560756 or  
[matthew@cjhland.co.uk](mailto:matthew@cjhland.co.uk)





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