



Cotswold Village Redevelopment Site

Horton

Chipping Sodbury

Bristol

BS37 6QG

DAVID
JAMES
& PARTNERS
Rural Chartered Surveyors
& Property Agents

Village Redevelopment Site

At Tungrove Farm, Horton, Chipping
Sodbury, Bristol, BS37 6QG

A village redevelopment site comprising a traditional farmstead with full planning and listed building consent for the conversion to three exclusive residences, with a total floor area of 9700 ft² (901 m²)

- Well located
- Village development site
- Three barn conversions
- 3 bedroom Byre – 2600 ft²
- 3 bedroom Byre – 2300 ft²
- 5 bedroom Threshing Barn 4800 ft²
- Each with double garage
- Generous private gardens

FOR SALE BY PRIVATE TREATY

Guide Price: in the region of £550,000

Well House, The Chipping, Wotton-under-Edge,
Gloucestershire, GL12 7AD
wotton@davidjames.org.uk
Tel 01453 843720
www.davidjames.org.uk

Description

An attractive traditional farmstead redevelopment opportunity with full planning and listed building consent to create three spacious and exclusive residential dwellings. The development site extends to 1.38 acres will provide a courtyard setting with significant private garden and double garages for all. The units accommodation briefly comprise;

- **Unit 2** – ground floor; **kitchen / dining room, utility, sitting room, master bedroom with en-suite, 2 double bedrooms with ensuite.**
- **Unit 3** – ground floor; **kitchen, sitting room, dining room, 3 bedrooms, family bathroom.**
- **Unit 4** – ground floor; **kitchen / living room, utility room, games room, study, inner hall and cloakroom.** First floor; **master bedroom with en-suite, 4 bedrooms and 2 bathrooms.**

Situation

The property is located at the heart of the village of Horton, to the north of the market town of Chipping Sodbury and at the foot of the Cotswold Area of Outstanding Natural Beauty. There is convenient access to the A46 and thereafter M4 (J18) & M5 (J14) motorways providing a wide regional access. London Paddington is approximately 90 minutes from Kemble (15 miles)

Services

Mains water, electricity are currently connected to the site. The vendor will retain these connections and will disconnect from the conveyed property. The rights for all in situ and replacement apparatus under the area shown orange are reserved.

We are informed that mains water and mains sewer connections are available within the highway. Any potential purchasers will need to make their own investigations to the relevant service providers for clarification on connection.

Planning

The property is sold with the benefit of full planning permission granted by South Gloucestershire Council under planning reference PK09/0855/F and listed building consent under PK12/1016/LB. The planning consent having been implemented and all pre-commencement conditions discharged. The Listed Building consent is subject to a number of pre-commencement conditions on detailing that require to be

discharged. All information is available on the South Gloucestershire Website www.southglos.gov.uk/planning

Note : Unit 1 is being retained by the vendors.

Agents Note

- The site is subject to a s106 agreement for a potential commuted payment in lieu of affordable housing provision. The payment is triggered by exceeding a gross development value. The obligations of the agreement will be the responsibility of the Purchaser. Further information is available from the Selling Agents.
- The vendor will benefit from a full and unrestricted right of access over the area shaded orange on the attached plan to access their garage. The vendors are retaining Unit 1.

Development Uplift Clause

The sale contract shall include a clause to the effect that if planning consent is granted for any new build residential unit within the curtilage within 20 years of the sale completion date, then 30% of the plot value will be repayable to the vendors.. The further division of the existing buildings will be excluded from this clause.

Tenure

Freehold with vacant possession on completion. Completion will be set following occupation of the new dairy unit, anticipated Autumn 2014.

Local Authority

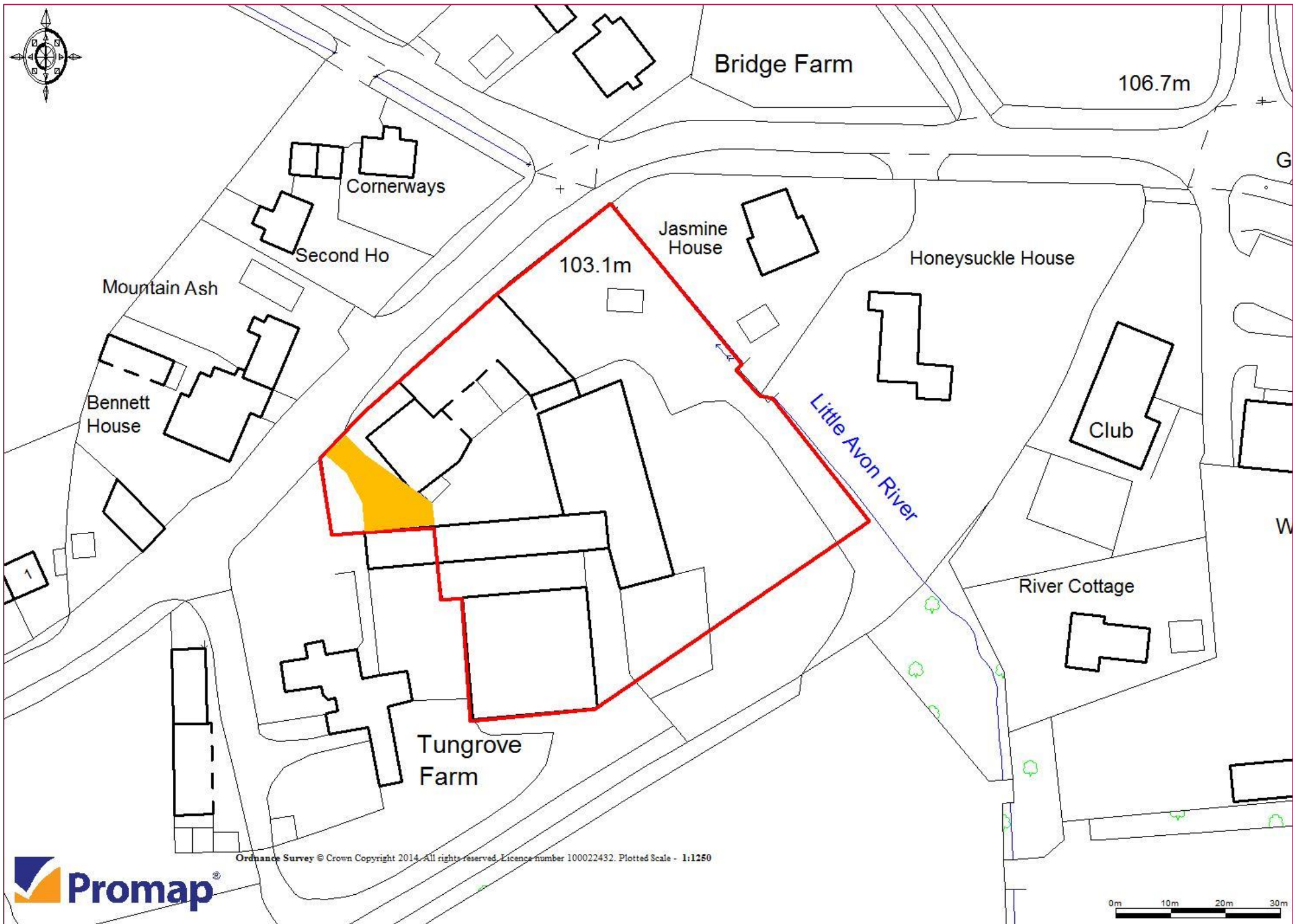
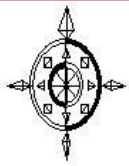
South Gloucestershire District Council: Tel:01454 868009

Easements and Rights of Way

The property is sold with any rights, easements or other incidents of tenure which affect it. In particular there is a public footpath that is located along the east boundary of the site.

Viewing

Strictly by appointment with the Agent, David James & Partners Ltd.



Bridge Farm

106.7m

Cornerways

Second Ho

Mountain Ash

Jasmine House

Honeysuckle House

Bennett House

Club

Little Avon River

103.1m

River Cottage

Tungrove Farm

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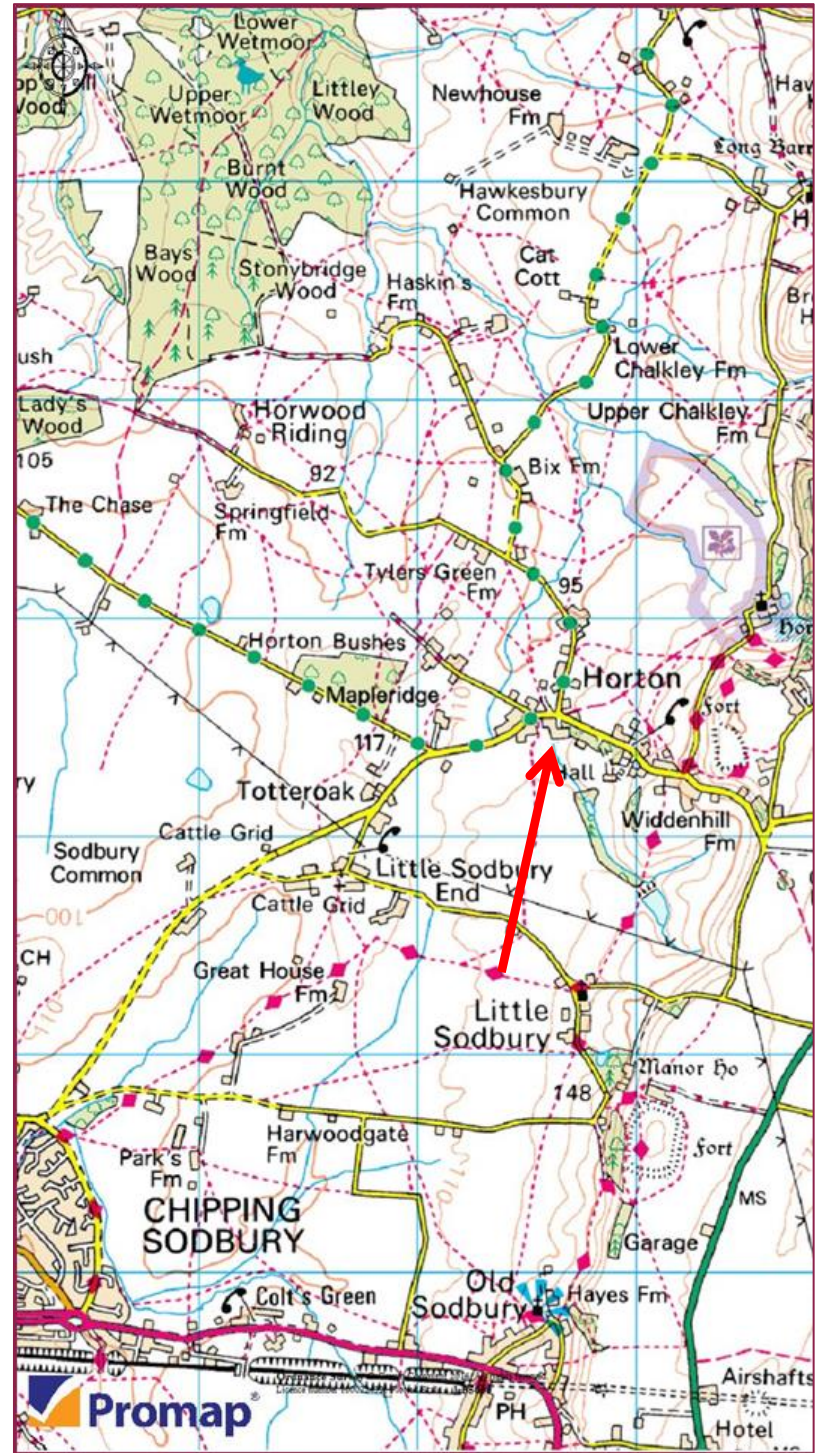
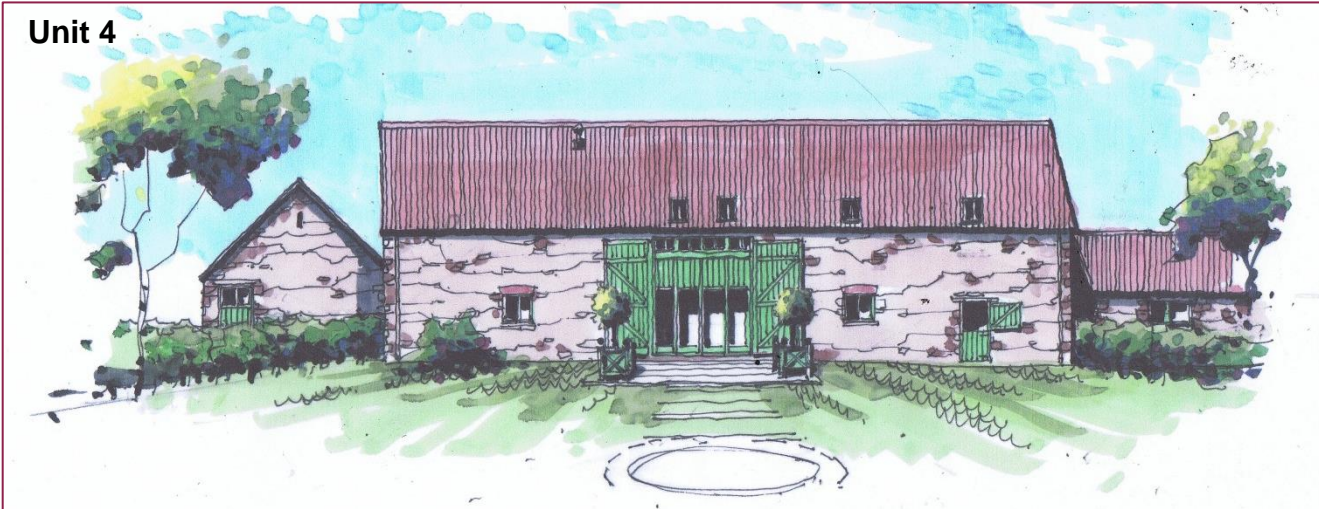
Unit 2



Unit 3



Unit 4



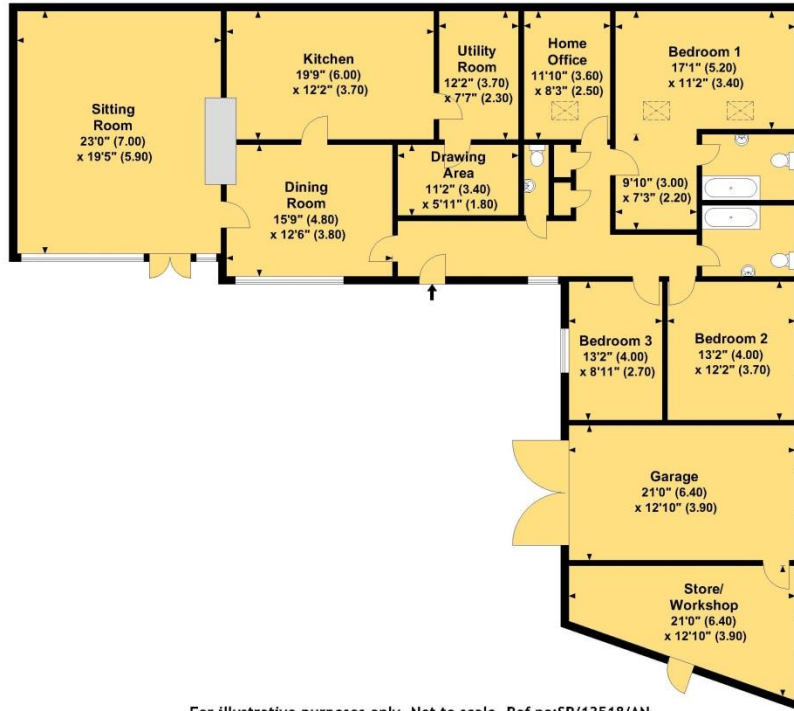
Unit 2

Approx. Gross Area 1815.88 Sq.Ft - 168.70 Sq.M



For illustrative purposes only. Not to scale. Ref no:AP/13519/AN
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan produced by EPC Provision.com

Approx. Gross Area 2594.66 Sq.Ft - 241.05 Sq.M



Unit 3

For illustrative purposes only. Not to scale. Ref no:SR/13518/AN
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan produced by EPC Provision.com

Unit 4

Approx. Gross Area 4115.80 Sq.Ft - 382.37 Sq.M



First Floor



Ground Floor

For illustrative purposes only. Not to scale. Ref no:HT/13517/AN
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Floor Plan produced by EPC Provision.com



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