

DEVELOPMENT SITE FOR FOUR DETACHED HOUSES, FILTON ROAD, BRISTOL, BS16 1QG

- Detailed planning approval (ref. P20/23557/F)
- 4 substantial 4/5 bedroom detached houses are proposed
- Site extends to 0.35ha / 0.85 acres
- For sale by informal tender – midday Monday 18th July 2022



THE SITE – BS16 1QG

Kitchener Land and Planning are delighted to offer for sale this superb development opportunity located on the northern fringe of Bristol and set off Filton Road in Winterbourne. The site extends to 0.85 acres / 0.34 ha and lies in a residential and highly sustainable location, bounded by a Hotel to the north, housing to the east and west and office buildings to the south (Bristol Business Park). The approved plans provide for the construction of four new substantial detached houses, shown as being one 5b 9p dwelling of 231.1sqm (2488sqft) GIA and three 4b 8p dwellings of 206.2sqm (2220sqft) GIA. Each are shown with integral garages, electric car charging points, off road parking spaces and well sized south/south-westerly facing garden areas.

The site itself is relatively level with a 3m drop from the most north easterly point to the south-west of the site – a distance of c. 75m. This will negate the requirement for any retaining walls and allow for gentle slope across the site with a maximum gradient of 1 in 20.

WINTERBOURNE, BRISTOL

The site is located in Winterbourne, on the edge of Bristol and is c. 6 miles from the City Centre. It is close to the UWE University and Bristol Business Park - good public transport facilities are available within a few minutes walk – including Bristol Parkway train station. Day to day amenities, such as shopping, restaurants and schools are also all available within walking/cycling distance. The site is easily accessed by car, with the M32/M4 junction providing connections both into Bristol City Centre and also the M5.

METHOD OF SALE

The freehold site is offered for sale by informal tender with bids required by midday on Monday 18th July 2022 – please see attached a tender form at the back of these details. The Agents understand that this site is not elected for VAT and therefore VAT will not be payable upon the purchase price.

VIEWING

Please contact the vendors sole agents KLP on 01392 879300 to arrange to view the site.

PLANNING

South Gloucestershire Council granted planning approval under application reference P20/23557/F on the 21st January 2022 for the “Demolition of existing sheds and erection of 4no. detached dwellings with parking and associated works.” Copies of the planning approval notice, associated plans and other documents are available from the Agents upon request.

S106/CIL

There are no outstanding S106 liabilities associated with the approved consent, but the proposed development is CIL liable – at c. £153,441.24. A copy of the Charging Notice is available as part of a planning/technical pack upon request from the Agents.

UTILITIES

The Agents are advised that foul drainage is to be dealt with via a private treatment plant to serve all four properties and surface water will be disposed of via an attenuated system into Section 104 adoptable chambers to be constructed in the pavement outside the site, leading to the nearest Wessex Water adoptable sewer (c. 51m from the site entrance). Further details of other mains services are available as part of a planning/technical pack available from the Agents upon request.

CONTACT



Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Email: alex@klp.land
Tel. 01392 879300

Ref: 784/AM



Site Overview

Proposed Site Elevations (top – North and bottom – South)



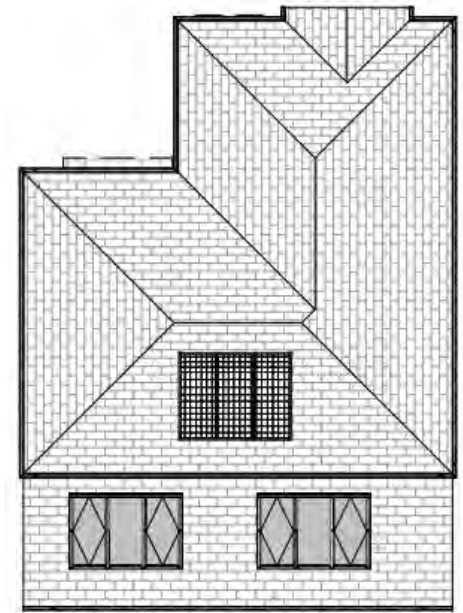
Proposed Floorplans and Elevations – 4 bed houses
Not to scale



1. PROPOSED GROUND FLOOR PLAN



2. PROPOSED FIRST FLOOR PLAN



3. PROPOSED ROOF FLOOR PLAN



4. FRONT ELEVATION



5. SIDE A ELEVATION

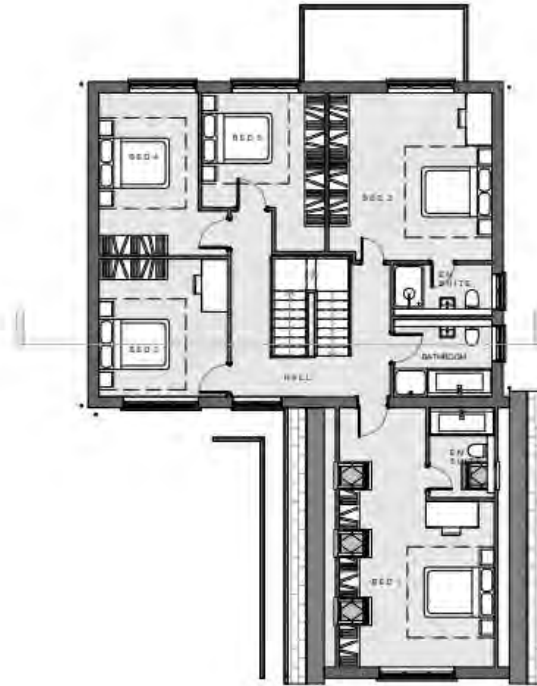


6. SECTION A-A

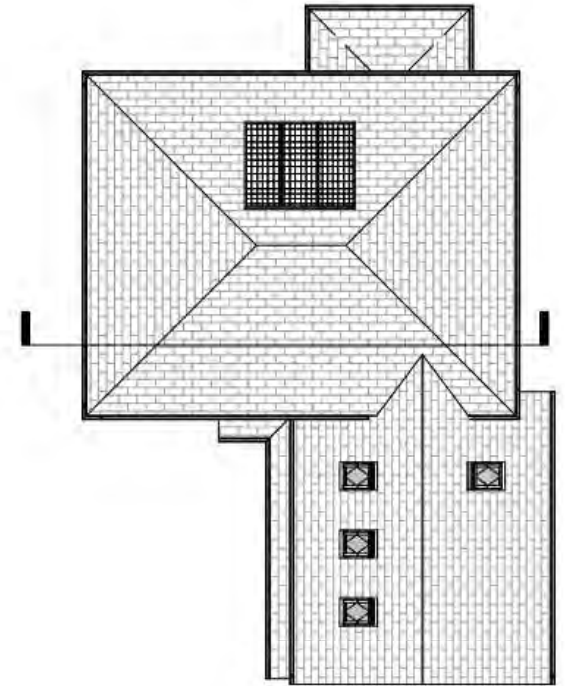
Proposed Floorplans and Elevations – 5 bed house
Not to scale



1. PROPOSED GROUND FLOOR PLAN



2. PROPOSED FIRST FLOOR PLAN



3. PROPOSED ROOF FLOOR PLAN



4. FRONT ELEVATION



5. SIDE A ELEVATION



6. SECTION A-A

Panoramic image from the site facing north towards Filton Road.





Photos (clockwise from top left) showing: View overlooking part of the site facing north west, View overlooking part of the site facing east, View over part of the site facing north, View from Filton Road showing position of proposed entrance and site frontage.



TENDER FORM AND TENDER CONDITIONS

**SITE AT FILTON RD, WINTERBOURNE,
BRISTOL**

TENDER FORM – COMPLETE ALL SECTIONS IN FULL
Important – read conditions overleaf prior to completing this form.

Full Name(s)

Correspondence
Address

.....
.....
..... Postcode

Contact Telephone Numbers :

Daytime

Mobile

Tender bid amount **subject to contract**

Figures

£		
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Words

Please state if the offer is conditional upon anything:

SOLICITORS DETAILS

Name of Firm.....	Person Acting
Address
.....	Telephone Number

I/we confirm that I/we have read and understood the conditions of tender overleaf and accept the conditions therein.

Signed (first applicant)

Date

Signed (second applicant)

Date

Please return this form in a plain sealed envelope marked **"TENDER – Filton Road, Bristol"** to the vendors agents **KLP, Newcourt Barton, Clyst Road, Topsham, Exeter, EX3 0DB (Attn: Alex Munday)** by **midday Monday 18th July 2022**. Alternatively email this completed form as an attachment to alex@klp.land with the Subject line **"TENDER – Filton Road, Bristol Plot"** and your contact details in the body text of the email. Tenders will be opened after midday on Monday 18th July 2022.

Financial Position:

Borrowing?	How much?	
	Which bank?	
	Which Building Society?	
	Which other source?	
Selling a property?	Address of property	
	Position – Not yet on market, For Sale, Sale Agreed?	
	Agent name & number	

TENDER CONDITIONS

1. Tenders must be submitted in writing on the tender form provided, no later than **midday on Monday 18th July 2022**. Forms must be completed in full.
2. Tenders must be enclosed in a plain sealed envelope marked **“TENDER – Filton Road, Bristol”** and delivered to the vendors agents **KLP, Newcourt Barton, Clyst Road, Topsham, Exeter, EX3 0DB, Attn: Alex Munday**. Alternatively email this completed form as an attachment to alex@klp.land with the Subject line **“TENDER – Filton Road, Bristol”** and your contact details in the body text of the email. All tenders will be opened after midday on Monday 18th July 2022. Tenders delivered after the due date will not be considered. It is your responsibility to ensure that your tender form arrives at the agents offices or via email prior to the specified date and time. Proof of posting will not be accepted.
3. Tenders will not be opened until after the closing time for tenders.
4. The vendor does not undertake to accept the highest or any tender.
5. The vendor does not undertake to disclose the identity or sale price of any successful tender.
6. No tender will be entertained unless it is both unqualified and of a fixed specific amount.
7. The successful applicant will be required to instruct his/her solicitors immediately and will be given a period of eight weeks from receipt of contract, in which to exchange contracts. Should contracts not be unconditionally exchanged within eight weeks, then the vendor reserves the right to withdraw from the sale.
8. The vendor reserves the right to withdraw the property from this tender or sale at any time without notice.
9. We will inform you of the sellers decision as soon as we can.

IF YOU HAVE ANY QUESTIONS RELATING TO THIS TENDER OR DO NOT UNDERSTAND ANYTHING ON THE TENDER FORM PLEASE CONTACT US AND WE WILL BE HAPPY TO EXPLAIN IT TO YOU.



**KITCHENER LAND AND PLANNING
NEWCOURT BARTON, CLYST ROAD
TOPSHAM, EXETER, EX3 0DB**

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www.klp.land