

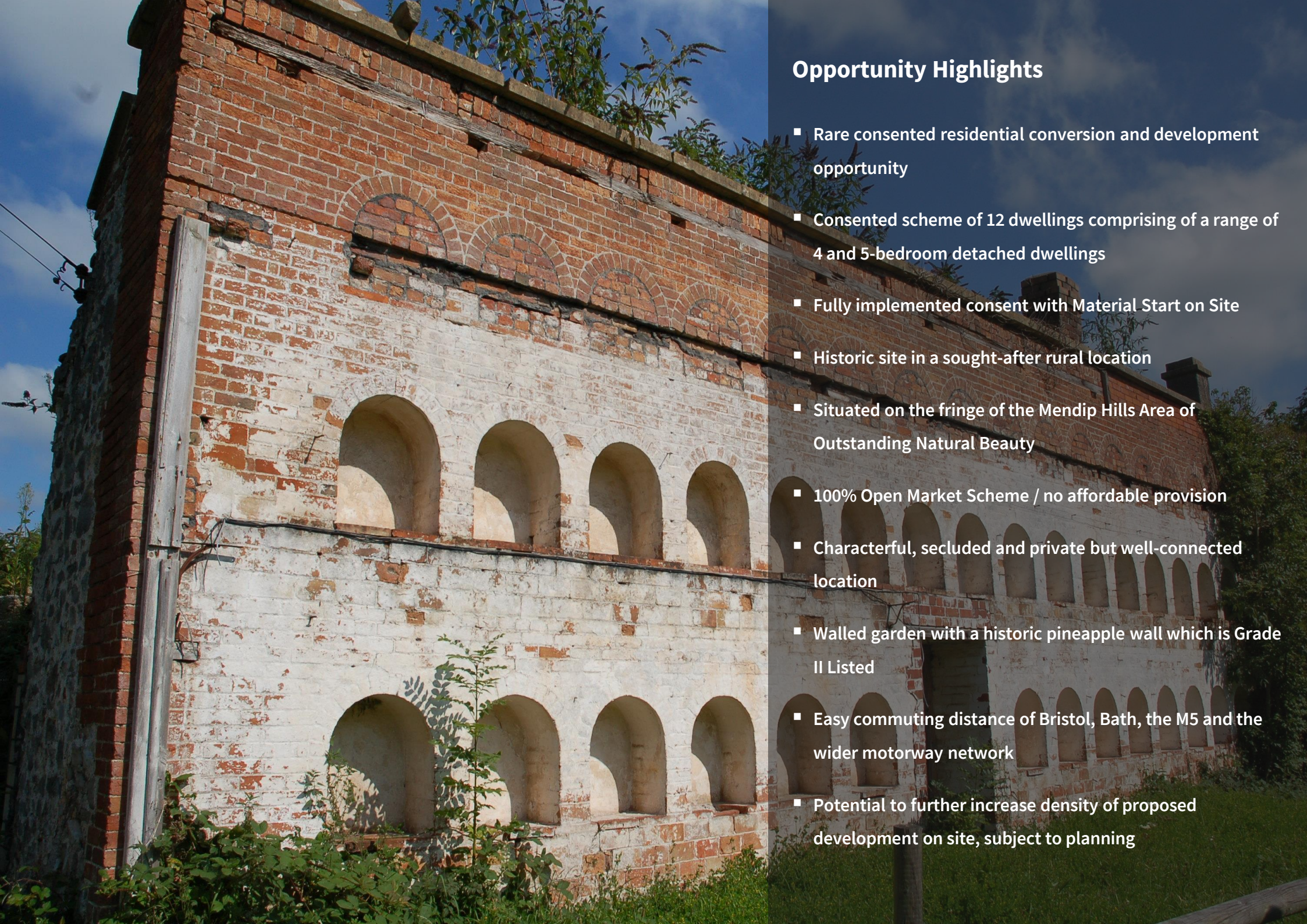


FOR SALE

Consented Residential Development Opportunity | c.7.0 acres (2.83 hectares)

Blagdon Water Gardens, Bath Road, Langford, Bristol, BS40 5DN





Opportunity Highlights

- Rare consented residential conversion and development opportunity
- Consented scheme of 12 dwellings comprising of a range of 4 and 5-bedroom detached dwellings
- Fully implemented consent with Material Start on Site
- Historic site in a sought-after rural location
- Situated on the fringe of the Mendip Hills Area of Outstanding Natural Beauty
- 100% Open Market Scheme / no affordable provision
- Characterful, secluded and private but well-connected location
- Walled garden with a historic pineapple wall which is Grade II Listed
- Easy commuting distance of Bristol, Bath, the M5 and the wider motorway network
- Potential to further increase density of proposed development on site, subject to planning

Consented Scheme

The site extends to approximately 7.0 acres (2.83 hectares) and offers a fantastic residential development opportunity in a sought-after location within easy commuting distance of Bristol and Bath.

The site consists of the former retail premises, Blagdon Water Gardens. There is currently a total of 15 buildings on site including a walled garden with a historic pineapple wall which is Grade II Listed along with the remaining cottage and detached store.

The consented scheme of 12 homes comprises of a range of 4 and 5-bedroom detached dwellings. All dwellings within the scheme are Open Market with no Affordable Housing provision required and minimal S106 Financial Contributions.

The consented scheme accommodation schedule is as follows:

Type	Beds	No.	Dwelling Sq Ft	Total Sq. Ft.
A	5 Beds	1	2,500	2,500
B	5 Beds	1	2,500	2,500
D	5 Beds	2	2,390	4,780
E	4 Beds	1	2,540	2,540
G	5 Beds	1	3,460	3,460
H	5 Beds	1	2,690	2,690
I	5 Beds	1	2,745	2,745
J	4 Beds	2	1,720	3,440
K	5 Beds	1	2,110	2,110
L	4 Beds	1	2,130	2,130
Total		12		28,895

The above are estimated Net Sales Areas in accordance with the RICS Code of Measuring Practice, 6th edition.

Plot Boundary Plan



Location

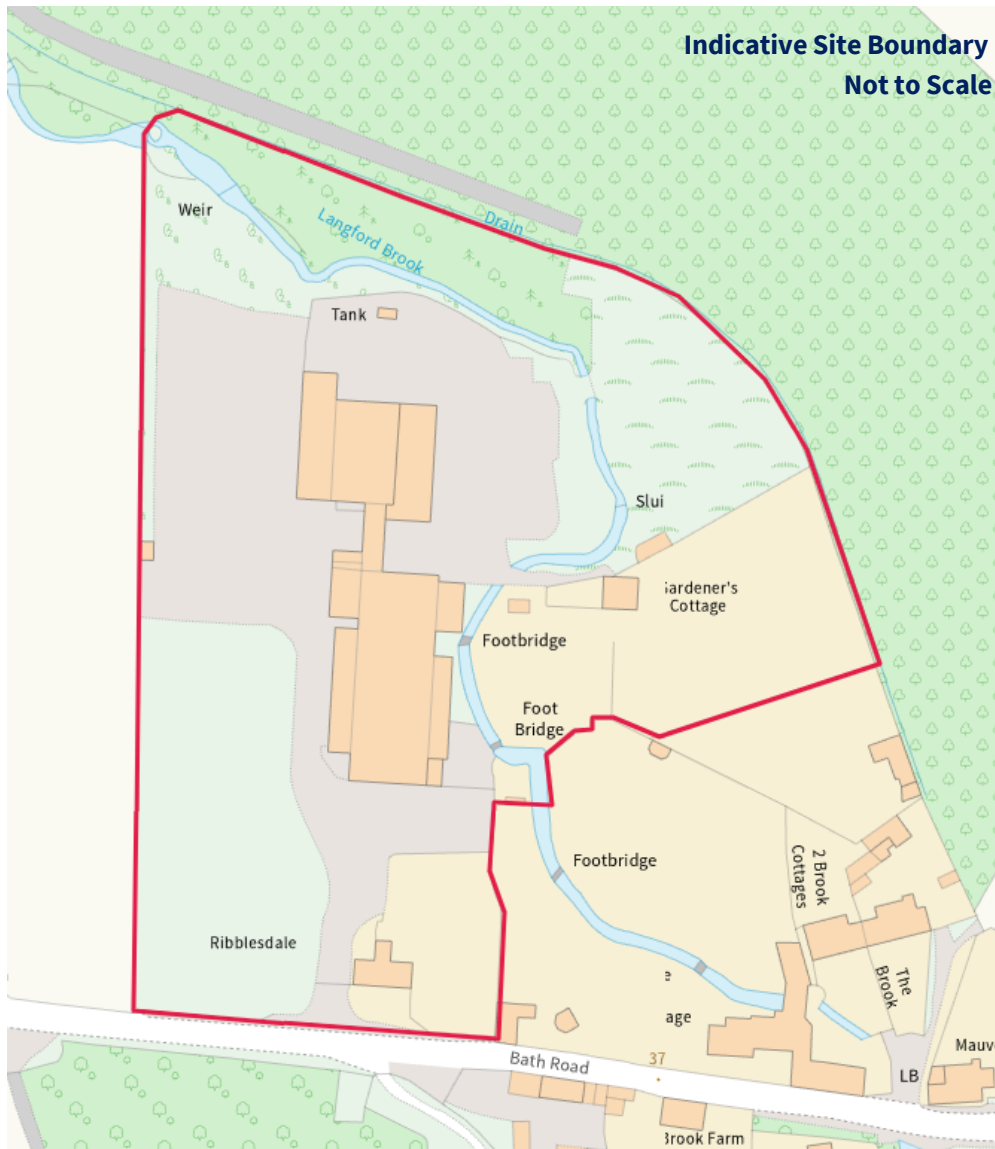
Set within a rural location with views over the surrounding countryside, the site is located in an affluent and desirable position to the north of the A368 Bath Road, midway between Churchill and Burrington. Upper Langford is situated in a rural location on the fringes of the Mendip Hills Area of Outstanding Natural Beauty. To the east of Upper Langford is the M5 which provides easy access to Bristol and the wider South West. The A38 connects Upper Langford to Bristol and the A368 provides a further connection to Bath and Weston-Super-Mare. Yatton Railway Station is conveniently located just 3.9 miles away and provides direct routes to Bristol Temple Meads, Weston-Super-Mare, and Cardiff Central. Bristol International Airport is 5.7 miles north of the site. There have been a number of successful residential developments delivered in nearby villages such as Winscombe, Sanford and Langford and in light of the increased buyer demand in the area, the site provides an excellent opportunity to capitalise on this by either delivering or enhancing the existing planning consent to deliver a highly desirable development.

Planning

The site has also received Listed Building Consent (Ref: 19/P/1964/LBC, July 2020) and Full Planning Consent (Ref:19/P/1963/FUL, July 2020) for the demolition of the retail premises, conversion of 2 dwellings and the erection of 10 new build dwellings including improvements to existing vehicular access, hard/soft landscape works, and drainage. Subsequent Modification and S73 Applications have also been concluded and a Material Start on Site has also been achieved along with a number of Conditions having been discharged (see below/data room). The scheme is fully private with no affordable provision and the following financial planning obligations required:

Planning Obligations/Costs	£ / Total	Status
CIL Liability	£112,403	Paid by Vendor
S106 Financial Contributions	£113,085	Outstanding
Material Start and Conditions Discharge Costs	£64,116	Paid by Vendor





Legal and Professional Costs

Each party to be responsible for their own professional and legal costs.

Services

Interested parties are advised to make their own enquiries in respect of the site services to all the relevant providers.

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents before the transaction is completed.

VAT

We understand the site is currently not elected for VAT purposes.

Tenure

The site will be sold freehold with full vacant possession. Further details and title information is available within the data room.

Viewings

The site is secure, and viewings are strictly by appointment only with the joint agents.

Method of Sale

The site is offered for sale by Informal Tender.

JLL and Alder King, acting as joint agents, are instructed to dispose of the site with a preference for offers sought on an unconditional basis.

Alternative proposals may be considered on their own merits but will require confirmation of the detail of any conditions to be clearly provided as part of your offer.

Offers are to be submitted by email to the joint agents (details below) JLL and Alder King by **midday 3rd November 2023**.

The vendors are not obliged to accept the highest offer or indeed any offer.

They reserve the right to interview prospective purchasers and seek best and final bids, if necessary.

Data Room

A data room has been prepared containing technical and planning information.

Please contact the agents to request access details.

Subject to Contract. September 2023.

For further information please contact:



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