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Land at Felton House Farm

Upper Town Lane ■ Felton ■ Nr. Bristol ■ Somerset ■ BS40 9YA



Land at Felton House Farm

Upper Town Lane, Felton, Nr. Bristol, Somerset BS40 9YA

Residential development site with outline planning permission for the erection of up to 4no. dwellings, together with associated infrastructure works.



The site extends, in total, to approximately 0.46-acres (0.18-hectares), subject to being sold either as a whole (4no. plots) or in part (3no. plots/Plots 1-3).

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue, Taunton,

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Location

The village of Felton is located within the administrative area of North Somerset Council (NSC). It lies to the south of Bristol and on the fringe of the Chew Valley. It has a resident population of approximately 649 residents.

Felton has a range of basic facilities and amenities including a church, village hall, public house and tea room. The village benefits from easy access to Bristol International Airport and Bristol, via the A38, and is popular with those who wish to escape the city but still require easy access to it. The Chew Valley is also within easy reach and is renowned for its beautiful countryside and lakes which are noted for their wildlife and walking and recreational facilities.

Winford is approximately 1.4-miles (2.2-kilometres) to the east and offers more comprehensive facilities including a pre-school, primary school, public house and community shop and post office. Secondary schooling is available at Chew Valley School, approximately 4.4-miles (7-kilometres) to the south-east, with a daily school bus from Felton.

Bristol is approximately 7.9-miles (12.7-kilometres) to the north-east and offers a comprehensive range of ecclesiastical, educational, employment, leisure/recreational and shopping facilities and amenities, associated with a city of its size.

Communications

Road – Felton is approximately 0.8-miles (1.2-kilometres) to the east of the A38, which provides direct access to Bristol International Airport in the west and Bristol in the north-east. It also provides access to Burnham-on-Sea which is approximately 19.5-miles (31.3-kilometres) to the south-west, where the M5 motorway can be joined at Junction 22. Alternatively, Clevedon is approximately 10.1-miles (16.2-kilometres) to the north-west, where the M5 motorway can also be joined at Junction 20.

Bus – Felton is served by a regular bus service which operates between Bristol International Airport and South Bristol by Bristol Community Transport. The nearest bus stop is approximately 0.4-miles (0.6-kilometres) from the site.

Rail – Nailsea and Backwell railway station is approximately 6-miles (9.6-kilometres) to the north-west. The station is on the Bristol to Exeter line and offers regular services between these destinations. Alternatively, Bristol Temple Meads railway station is approximately 7.7-miles (12.3-kilometres) to the north-east. The station offers direct services to London Paddington, as well as many other destinations.

Air – Bristol International Airport is approximately 1-mile (1.6-kilometres) to the west and has scheduled and chartered flights to a range of national and international destinations.

Site Layout Plan





Site

The site is centrally situated within the built-up area and settlement boundary of Felton.

It comprises part of the former garden to Felton House Farm, which is laid to lawn. To the north of the garden is a barn and lean-to shed and to the north of that is a further area of land and part of the former driveway to Felton House Farm.

The site is generally level and is accessed from Pound Mead.

It is bound to the north by Pound Mead/Upper Town Lane; to the east and south by Felton House Farm (in the ownership of the seller); and to the west by Pound Mead.

The site, in total, extends to approximately 0.46-acres (0.18-hectares), subject to being sold either as a whole (4no. plots) or in part (3no. plots/Plots 1-3). It is shown outlined in red on the site plan overleaf. The seller's retained land is shown outlined in blue on the site plan overleaf. They are shown for identification purposes only and is not to be relied upon.

Outline Planning Permission

NSC, dated 20th August 2021, granted outline planning permission (application number: 19/P/1600/OUT) for the erection of up to 4no. dwellings, together with associated infrastructure works. Layout, appearance, scale and access have been approved, with only landscape matters reserved. The permission is subject to 24no. conditions.

Residential Development Scheme

The proposed residential development scheme comprises of up to 4no. dwellings, together with associated infrastructure works. All the dwellings will be open market and none will be affordable.

The scheme will be accessed from Pound Mead to the north-west of the site. This will require the creation of a new junction and access to the site.

The proposed site layout plan (drawing number: 23512/06/101 Rev N) is shown to the left and comprises of 2no. semi-detached, 3-bedroom dwellings and 2no. detached, 3-bedroom dwellings. The dwellings range in size from 1,033-sq. ft. (96-sq. m.) to 4,176-sq. ft. (388-sq. m.) and will each have 2no. allocated parking spaces.

The scheme could be value engineered via a Section 73 application or a new detailed planning application to improve the layout and potentially increase the number of dwellings.

Section 106 Agreement

We understand that the threshold for Section 106 Agreement contributions has not been met by the permission; therefore, there will not be any contributions.

Community Infrastructure Levy

We understand that Community Infrastructure Levy (CIL) will be payable at a rate of £92.87-per sq. m. (including indexation) on all net additional floor space created as part of the proposed residential development scheme.

Local Authority

North Somerset Council
Town Hall
Walliscote Grove Road
Weston-super-Mare
Somerset
BS23 1UJ

T: (01275) 888811

W: www.n-somerset.gov.uk

Tenure and Possession

The seller owns the freehold (title absolute) of the site being offered for sale. It is registered with the Land Registry under title numbers: AV189211 and AV189210, respectively.

There is a small parcel of land to the north of the site, which is pending first registration with the Land Registry under title number: ST370746.

Method of Sale

We are offering the freehold for sale by informal tender, with vacant possession on completion.

We are offering the site for sale either as a whole (4no. plots) or in part (3no. plots/Plots 1-3).

The seller's preference is to retain ownership of Plot 4 and for the buyer of Plots 1-3 to:-

- Fully service Plot 4;
- Build Plot 4 either up to damp proof course (DPC) level or to shell; and
- Fully pay the CIL for the whole site and provide an indemnity.

The enclosed covering letter sets out the deadline for submission of offers and the associated procedure.

Guide Price

Price on application.

Offers are invited on an unconditional basis.

Overage

The seller's preference is for an overage provision to be contained within the sale contract. The details of the overage provision are subject to further discussion.

Value Added Tax

The seller will not be opting to tax; therefore, Value-added Tax (VAT) will not be payable in addition to the sale price.

All interested parties should make their own enquiries of HMRC.

Rights of Way, Wayleaves and Easements

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

Rights and Reservations

The rights and reservations are contained within the information pack.

Services

We understand that all mains services are available on or near the site.

All interested parties should make their own enquiries of the Statutory Utility Providers.

Additional Information

The information pack and aerial video are available, via the links, set out below:-

[https://www.dropbox.com/sh/o0rw8ii4vsvahfs/](https://www.dropbox.com/sh/o0rw8ii4vsvahfs/AAA7zeYQetI_eTbFPD_ada9a?dl=0)

[AAA7zeYQetI_eTbFPD_ada9a?dl=0](https://www.dropbox.com/sh/o0rw8ii4vsvahfs/AAA7zeYQetI_eTbFPD_ada9a?dl=0)

<https://www.youtube.com/watch?v=cxzNRFHakxk>

Viewings

All viewings are strictly by appointment.

The enclosed covering letter sets out the viewing days.



Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

Directions

Sat Nav: BS40 9YA

what3words: fakes.chase.stem

From the A38 turn left (if travelling south) or right (if travelling north) into West Lane and over the cattle grid. After approximately 0.8-miles (1.2-kilometres) turn left into Upper Town Lane.

Follow the lane for approximately 0.3-miles (0.4-kilometres) and turn left into Pound Mead. The site will be found on the left. It will be identified by a Greenslade Taylor Hunt signboard.

Planning

Our Planning department will be delighted to provide prospective buyers with planning advice on the reserved matters application. The department's telephone number is: (01823) 334466 and its email address is: claire.alershankey@gth.net.

Our Planning Service brochure is available via the link, set out below:-

[GTH Planning Services](#)

New Homes

Our New Homes department will be delighted to provide prospective buyers with its opinion of the likely Gross Development Value of the proposed residential development scheme and advice on marketing of the new homes. The department's telephone number is: (01823) 219950 and its email address is: sarah.hall@gth.net.

Our New Homes Service brochure is available via the link, set out below:-

[New Homes with GTH](#)

Important Notice

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3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Photographs taken March 2022

Sales Brochure prepared April 2022



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