



C J H
L A N D

DEVELOPMENT & LAND AGENCY

FOR SALE

**Exciting Development Opportunity
Land & Property at:**

**Waverley Cottage
Old Gloucester Road
Hambrook, Bristol
BS16 1RP**



LOCATION

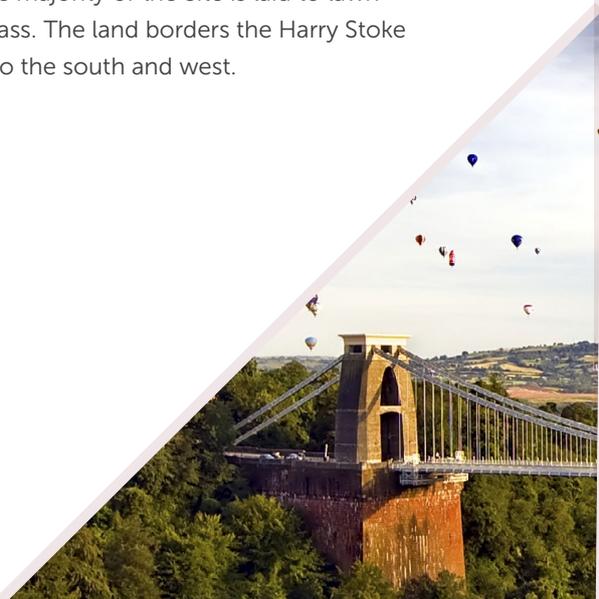
The land lies on the north side of Bristol, off Old Gloucester Road, in the Hambrook area of the City. Bristol is the largest and most vibrant multi-cultural city in the West of England with a population in excess of 500,000.

Bristol has two universities – with Bristol University being a renowned Russell Group University; a Cathedral, two national railway stations, many public schools, extensive shopping facilities at The Mall (Cribbs Causeway) and Cabot Circus (Broadmead), international airport and numerous business parks.

THE SITE

The land at Waverley Cottage extends to approximately 1.7 hectares (4.20 acres). An existing detached house and commercial outbuildings are on site.

The land is bordered by the elevated railway line to the north, with access off Old Gloucester Road to the east. The majority of the Site is laid to lawn and pasture grass. The land borders the Harry Stoke development to the south and west.





PLANNING

The Site is currently allocated within the South Gloucestershire Local Plan as part of the East of Harry Stoke New Neighbourhood Development Area. An outline planning application is currently being considered by the LPA. The application, reference number P20/17979/O is for residential development for up to 80 dwellings.

ILLUSTRATIVE DEVELOPMENT PLAN

The Illustrative Masterplan has been produced and forms part of the planning submission documentation for an overall scheme for up to 80 dwellings.

AFFORDABLE HOUSING

The Affordable Housing to be delivered on site will be compliant to South Gloucestershire's Affordable Housing Policy at 35%. Simon Parks, Affordable Housing Director at CJH Land Limited will be able to advise on proposed mix and tenure in order to be policy compliant. Prior to submission of your offer proposal, Simon will be in contact with sums to be allowed for the affordable housing element.

Simon Parks will be retained to execute the affordable housing contract post completion on behalf of the purchaser.

Any queries in respect of the affordable housing element should be directed to Simon and **no direct contact should be made with South Gloucestershire Council or any Registered Providers in respect of the Waverley Cottage holding.**



METHOD OF SALE

The freehold of the Land and Property is offered for sale on a subject to planning basis.

The sums allowed for the affordable housing element should also be clearly outlined. Payment profile and demonstration of funds and the capability to complete the purchase will need to be provided.

Waverley Developments South West Limited will be seeking offers subject to outline planning permission being granted only.

Offer proposals to be received in writing to the offices of CJH Land Limited or via email (chrisglover@cjhland.co.uk), marked for the attention of Mr C Glover, by noon on Friday 21st May 2021.

SECTION 106 & CIL

We anticipate the total Section 106 costs will amount to approximately £12,000/dwelling. We would ask interested parties to make this allowance in preparation of their appraisal. **The Property is CIL exempt.**



INFORMATION PACK

There is a full Information Pack containing the following data:

- Full Boundary & Topographical Survey
- Ground Investigation
- Copy of the Outline Planning Application and all supporting documents/reports
- Utilities Maps
- Transport & Access Report
- Ecology Survey
- Flood Risk Assessment
- Noise Report
- Design & Access Statement

The WeTransfer Link for the data as above is:



CONTACT

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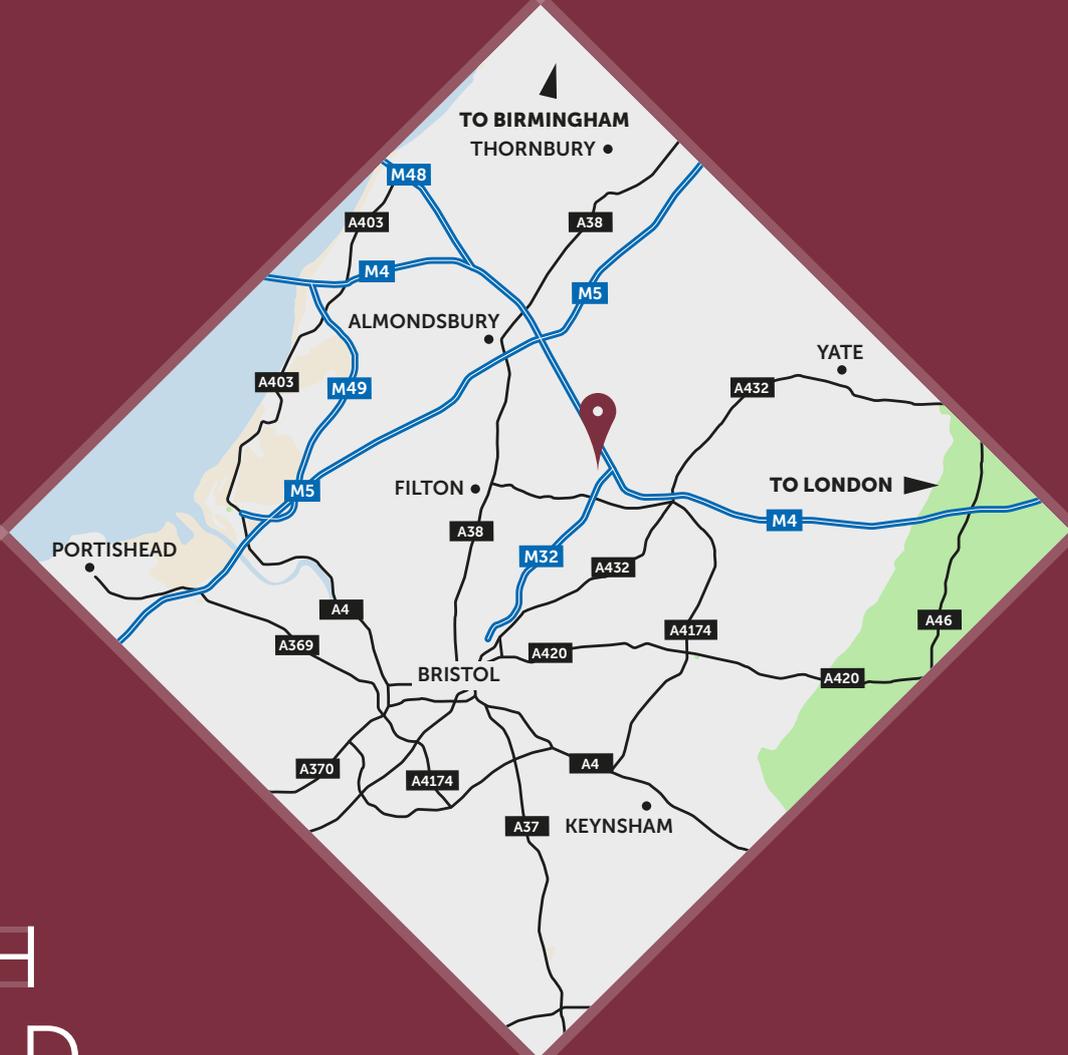
VIEWING

The site can be viewed from Old Gloucester Road.

If you want to walk the site, please make arrangements directly with Chris Glover.

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. 214641. 04/21.



C J H LAND

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