



**Residential Development Land**  
**Land at West End Lane, Nailsea, BS48 4BY**

**Robin King** | Estate Agents



## RESIDENTIAL DEVELOPMENT LAND ADJACENT TO SWEET BRIAR ON WEST END LANE, NAILSEA, BS48 4BY

**Level development site with full planning permission for 6 eco low energy timber framed houses in a desirable residential location on the fringes of Nailsea, a popular town with excellent amenities, convenient for access to Bristol and beyond**

- 0.22 ha (0.54 acres) level site with access to all mains services
- Full planning permission has been granted - Ref No: 20/P/1186/RM
- Six dwellings
- Within 2 miles of Nailsea & Backwell mainline railway station/Bristol International Airport 6 miles/Access to M5 Junction 20 within 5 miles
- GDV in excess of **£4,000,000**

An exceptionally rare opportunity to acquire a level development site of approximately 0.54 acres in an extremely desirable location just off West End Lane in Nailsea. Currently the land is bordered by a mixture of dry-stone walling and post and rail fencing, with Nailsea Rugby Club situated on the Southern boundary, and the access road to the rugby club forms the Eastern boundary. West End Lane forms the Northern boundary, beyond which is a farmhouse surrounded by open fields and on the Western boundary there are a few substantial houses with large gardens. There are few locations with better access to transport, amenities and countryside walks and the plot represents a one-off development opportunity with full planning already granted.

Situated on the western fringe of the thriving historic North Somerset town of Nailsea, the location is ideal for those seeking a more rural lifestyle but with good transport links and nearby amenities. Mainline train services are available within 2 miles from Nailsea and Backwell station, with regular services to Bristol, Taunton and beyond. Junction 20 of the M5 (Clevedon) is within 4.6 miles. Nailsea offers an excellent range of amenities including a library, health and sports centres/clubs and churches along with schooling from infant to senior level. There are good shopping facilities, including a Waitrose supermarket, and a regular Farmers Market within the Crown Glass pedestrian shopping centre and high street, along with a vibrant social scene of pubs, cafes and restaurants supporting the close-knit community.

**Planning:** Full planning permission has been granted.  
Application No: 20/P/1186/RM.

**Tenure:** Freehold with vacant possession on completion.

**Gross Development Value:** In excess of **£4,000,000**







**Services:** It is understood that there is access to all mains services on site, it will be the responsibility of the purchaser to make their own investigations with the relevant service providers.

**Local Authority:** North Somerset Somerset District Council – Tel 01934 888144

### Viewings:

By appointment with Robin King Estate Agents

### Development Specification:

- 0.54 acre site (2240 sq m)
- Creation of new access via West End Lane
- Timber Framed
- Eco low energy builds
- Air source Heat Pumps
- 8kw solar panels
- 6 detached houses with internal garages.
- 3 x 3-bedroom 1,550 sq ft
- 2 x 4-bedroom 2,046 sq ft
- 1 x 5-bedroom 2,046 sq ft



### Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

**Agent's Note:** NB on Google street view images an electricity pylon and wires are visible adjacent to the plot. Please note, these have been removed as part of the National Grid Hinkley Point Connection Project - for further details please see <https://hinkleyconnection.co.uk/national-grid-begins-removal-of-pylons>



View from West



View from Entrance



View From East

