



**Development Opportunity**

**Land South of Lawrence Road Adjacent to Memorial Hall, Wrington BS40 5QF**

**Robin King** | Estate Agents

## LAND SOUTH OF LAWRENCE ROAD ADJACENT TO MEMORIAL HALL, WRINGTON BS40 5QF

A fantastic opportunity to purchase a development site in the heart of the popular village of Wrington. Already granted planning permission for a total of five houses; three 5-bedroom homes, one 4 bed and a 3 bedroom home.

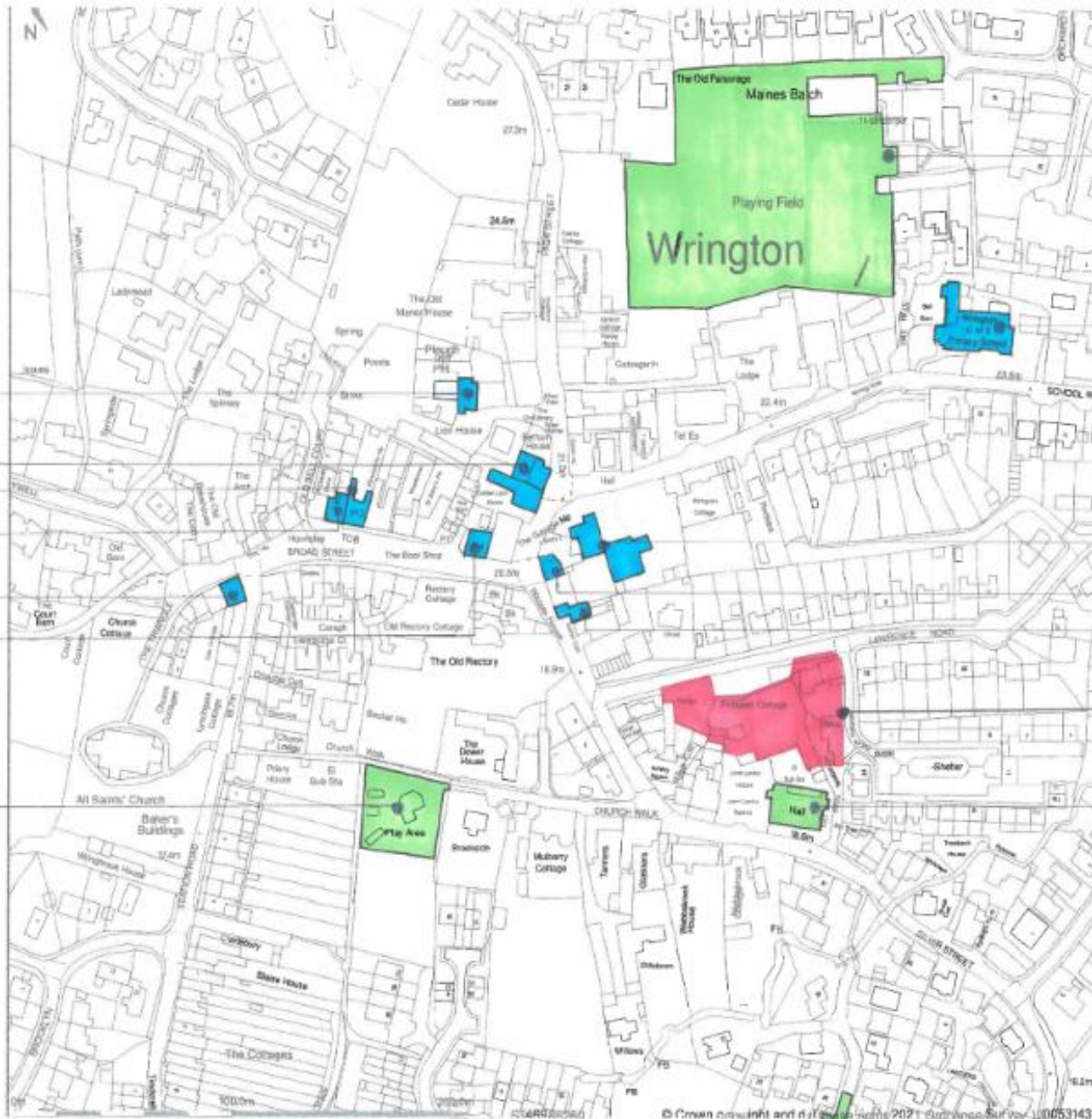
**FULL PLANNING PERMISSION HAS BEEN GRANTED FOR FIVE DWELLINGS • CENTRAL VILLAGE LOCATION • GDV OF THE SITE £4,000,000 - £4,200,000 • CIL DETAILS ON APPLICATION • HIGH SPECIFICATIONS INCLUDING LARCH CLADDING, MARLEY ETERNIT ANGLIA PANTILE AND AIR SOURCE HEAT PUMPS • POPULAR VILLAGE WITH GOOD SCHOOLS AND AMENITIES • WITHIN 4.5 MILES OF YATTON STATION FOR MAINLINE SERVICES TO BRISTOL (16 MINS) AND BEYOND – LONDON PADDINGTON FROM 114 MINS • 3.6 MILES BRISTOL AIRPORT • M5 WITHIN APPROX 8 MILES AT JCT 20 OR JCT 21**

A rare opportunity to purchase a development site centrally located in the heart of Wrington, tucked neatly between Lawrence road and Silverstreet road with access via Lawrence road and Memorial Road.

Within the site there is currently a mix of light industrial and characterful stone buildings. The light industrial buildings will be demolished but the original stone buildings with historic value will remain and be converted in to two link detached homes,

Wrington village is highly regarded in the local area, providing a good range of shops and amenities including a couple of pubs, post office, café, dentist and pharmacy along with an “Outstanding” primary school, with senior schooling nearby at the well-regarded Churchill Academy and Sixth Form. Situated on the north side of the Mendips, some 11 miles south west of Bristol, there is beautiful surrounding countryside for activities including walking, riding and golf. Access to the M5 is within approximately 8 miles from both Clevedon (J20) and St Georges (J21) and Bristol International Airport is within 4.5 miles. Regular mainline railway services are available within 4.3 miles at Yatton station (journey time to London Paddington from 114 minutes).





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PLAYING FIELDS

SCHOOL

PUBLIC HOUSE

SHOP

POST OFFICE

SHOP CAFE

SHOP

PUBLIC HOUSE

GARAGE/WORKSHOP

HOTEL

PHARMACY

SITE

PLAY AREA

MEMORIAL HALL

TENNIS COURTS

LOCAL SERVICES

# PLOT 1

## Overview:

- New build traditional construction
- 4 double bedrooms
- 2 ensuites and 1 family bathroom
- Detached Garage with parking adjacent
- Private garden
- Flexible open plan first floor living space
- Approximately 1,300 sq ft GIA



# PLOT 2

## Overview:

- Refurbished existing building.
- Link detached
- 3 double bedrooms
- Ensuite to principal bedroom and 1 family bathroom
- Open plan ground floor
- Private garden
- Large courtyard style private drive with dual parking spaces.
- Approximately 1,200 sq ft GIA



## PLOT 3

### Overview:

- New build traditional construction
- 5 double bedrooms
- 1 ensuite to the principle bedroom and 1 family bathroom
- Versatile ground floor
- Detached garage
- Private garden
- Approximately 2,100 sq ft GIA



## PLOT 4

### Overview:

- New build traditional construction
- 5 double bedrooms
- 2 ensuite bedrooms and 1 family bathroom
- Versatile ground floor
- Detached garage
- Private garden
- Separate private entrance
- Approximately 2,046 sq ft GIA



# PLOT 5

Overview:

- Redevelopment of 2 existing character buildings to create one
- 2 ensuite bedrooms and 1 family bathroom
- Versatile ground floor
- Detached garage
- Private garden
- Aproximatly 2,423 sq ft GIA



Unit	Beds	Total Size (sqft)	Price	Price Per Square Foot
1	4	1432	£625,000 - £675,000	£436 - £471
2	3	1200	£500,000 - £550,000	£416 - £458
3	5	2100	£875,000 - £925,000	£416 - £440
4	5	2046	£900,000 - £950,000	£439 - £464
5	5	2423	£1,050,000 - £1,100,000	£433 - £453



**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

**Planning application reference: ID: 22/P/0152/FUL**

Application Type: Full Planning Permission

Decision: Approve

Decision Date: 16/09/2022

For CIL charge details please enquire

**SERVICES** – it is advised that the responsibility lies with the buyer to investigate with the relevant service providers however, it is understood that all the mains' services are located on the site.

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144



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