



FOR SALE

**STAND ALONE DEVELOPMENT
OPPORTUNITY IN EXTREMELY
SOUGHT AFTER LOCATION**

Six bed detached house in 1.15 acres (0.46 hectares)
with a range of barns and outbuildings suitable for
demolition and complete re-development.

**Tonigor
25 Lodway
Pill
BS20 0DQ**



THE PROPERTY

The site extends to approximately 1.15 acres (0.46 ha). The majority of the property is laid to lawn, fruit trees and large hedgerows. The northern section houses a number of derelict stone & brick built barns and sheds. The property is currently accessed from Lodway which runs along the northern boundary. There are existing residential properties on all 4 sides. The topography is generally level. The existing property, Tonigor is a 6 bed detached house with detached garage and is situated in the north west corner of the plot. The house requires complete renovation. A detailed breakdown of the rooms the sizes are available on request.

LOCATION

The property is located within an established residential area a short walk from the centre of Pill. St Katherine's School and Crockerne C of E Primary School provide primary and secondary education within the locality. Pill is ideally situated for commuting into Bristol and junction 19 for the M5 is also very conveniently located. Portishead is only a short distance away and offers a wide range of shops, services and leisure facilities.





PLANNING

The property does not benefit from a planning permission. However, Stokes Morgan planning consultants are of the opinion that a policy compliant planning permission for the comprehensive redevelopment of the site is achievable.

METHOD OF SALE

The freehold of the entire property, including the house is offered for sale on a subject to planning basis. All offers should be submitted in writing or by email to the offices of CJH Land Ltd. We require all offers to include the proposed layout.

VIEWING

On site viewing is strictly by appointment only. Please contact Matthew Hiles.

CONTACT

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C J H L A N D

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