

# CjH·LAND

LIMITED

*Development & Land Agency*

**RESIDENTIAL DEVELOPMENT OPPORTUNITY  
6 – 10 MADEIRA ROAD, WESTON-SUPER-MARE,  
BS23 2EX**

**FOR  
SALE**

**BY WAY  
OF  
PRIVATE  
TREATY**

**GUIDE  
PRICE  
Offers in  
Excess of  
£650,000**

**Contact:  
Matthew Hiles**

**01275 463588**

**matthew@cjh-land.co.uk**



**An excellent opportunity to purchase a derelict hotel in this popular residential area within walking distance to Weston – super – Mare sea front. The property benefits from an existing planning permission for demolition and construction of 41 apartments. Offers on a subject to planning basis will be considered.**

The Gatehouse • 9 Farleigh Court • Old Weston Road  
Flax Bourton • Bristol • BS48 1UR  
Telephone 01275 463588 • Fax 01275 461919

## The Site

The site extends to approximately 0.38 acres and is a former hotel. The property is level & rectangular in shape & comprises of a basement & 3 further storeys above. The existing building is in a poor state of repair and the extant planning permission proposes to demolish the majority of the existing structure. The property sits within a conservation area and therefore the existing facade is to be retained.

## Location

The property is extremely well located within Weston – super – Mare and is situated within a popular residential area at the northern end of the seafront in close proximity to Birnbeck Pier & Knightstone Island. Weston – super – Mare benefits from a wide range of shops & services as well benefiting from a main line railway station and access to the M5 via junction 21.

## Planning

The property benefits from a Full Planning Permission application no. 09/P/0859/F which was granted by the Inspectorate at appeal. For your information we have included a site layout and location plan, however all documentation related to the development can be found via the following link :

<http://wam.n-somerset.gov.uk/MULTIWAM/showCaseFile.do;jsessionid=28B21BE2F6B12CD5B85C7671EA3D13BE?action=show&appType=Planning&appNumber=09/P/0859/F>

For your information we have attached a copy of the sketch layout which indicates an alternative scheme for 13 houses and 6 apartments. This scheme was the subject of a pre-application meeting with North Somerset the result of which was very positive. The minutes of this meeting are available on request.

## Services

It is understood that all mains services are in close proximity to the site however all interested parties are deemed to have made their own enquiries to the relevant service authorities.

## Method of Sale

The freehold of this property is offered for sale on an unconditional or subject to planning basis by way of Private Treaty. Written offers should be submitted to the offices of CJH Land Ltd.

## Viewing Arrangements

The property is available for general viewing from the roadside however internal inspections are strictly by appointment only . Please contact Matthew Hiles at CJH Land on 01275 463588 or alternatively [matthew@cjh-land.co.uk](mailto:matthew@cjh-land.co.uk)

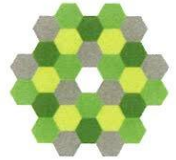
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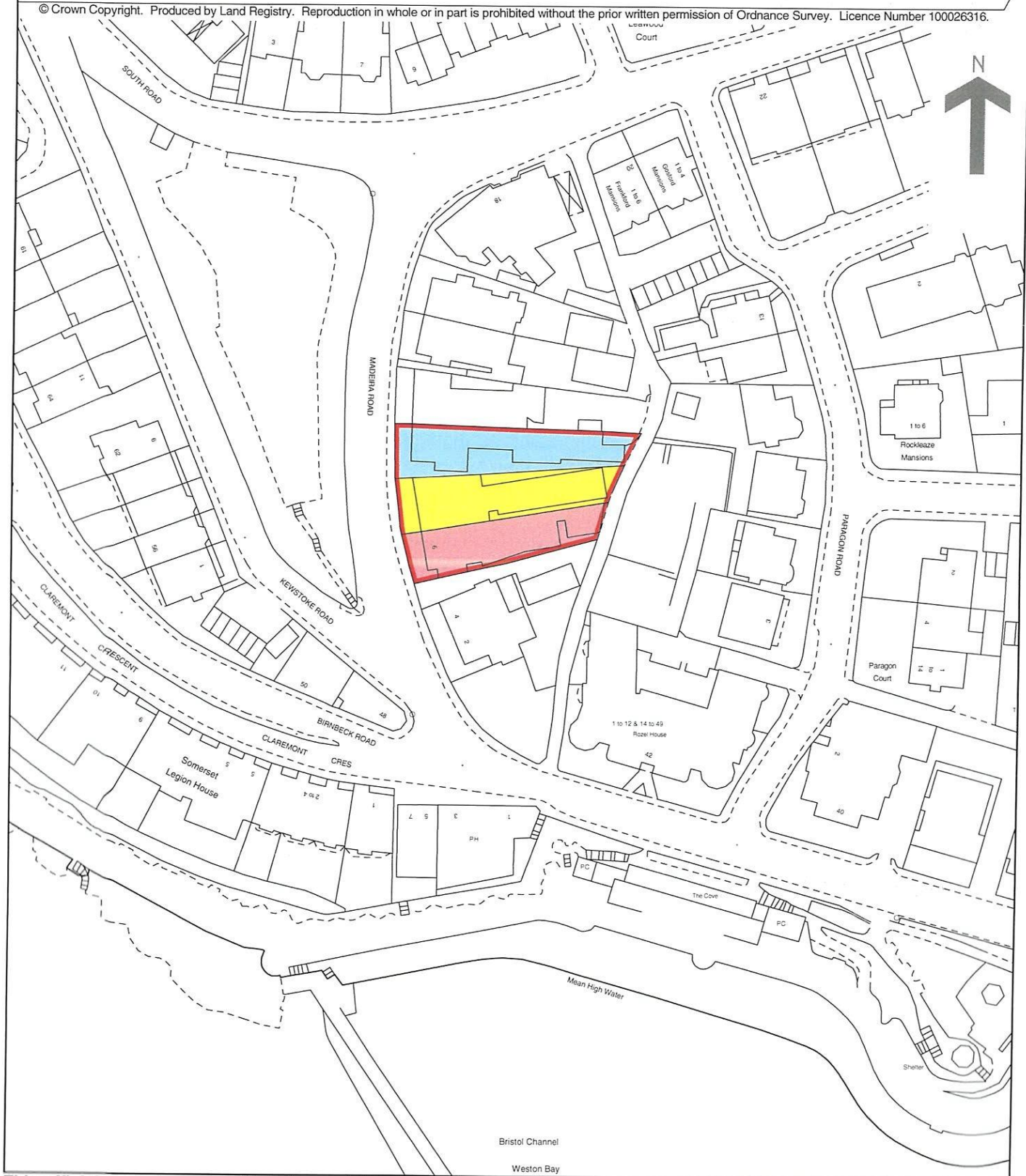
1. Sales particulars and plans have been carefully prepared and are believed to be correct. Intending purchasers should be deemed to have inspected the property and to have satisfied themselves that it is correctly described in the particulars and plans.
2. No person in the employment of CJH Land Ltd has any authority to make or give representation or warranty whatsoever in relation to this property.

# Land Registry Official copy of title plan

Title number **AV143794**  
Ordnance Survey map reference **ST3162SW**  
Scale **1:1250**  
Administrative area **North Somerset**



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This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.  
**This title is dealt with by Land Registry, Coventry Office.**

