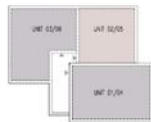


**FREEHOLD DEVELOPMENT SITE, PORTISHEAD, BRISTOL,
OFFERS IN EXCESS OF - £180,000**

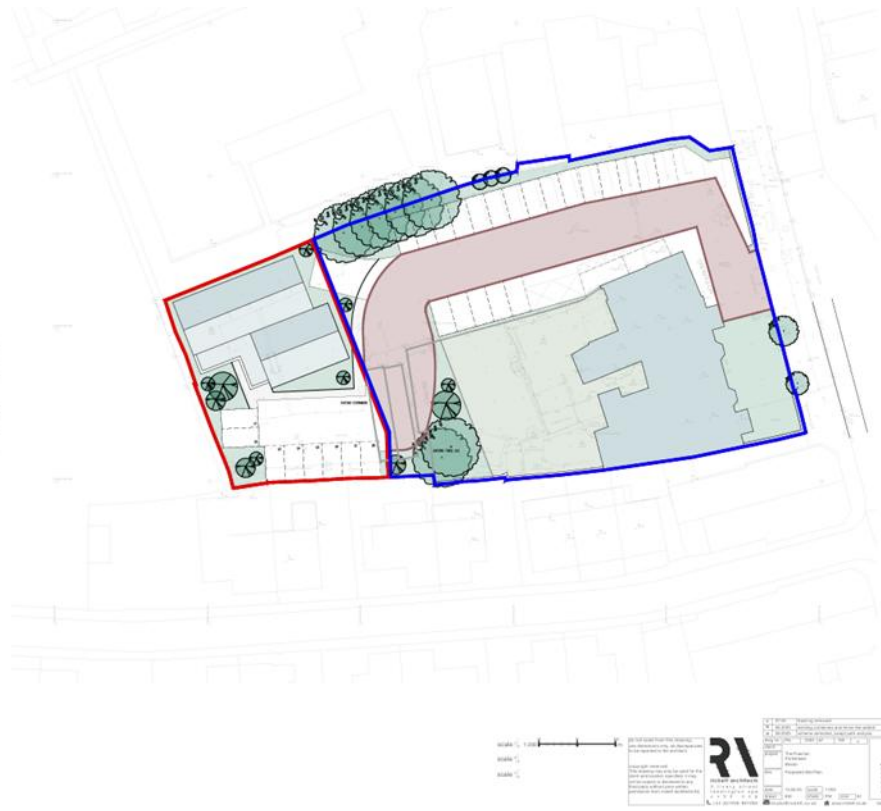


ROAD & FIRST FLOOR

ACCOMMODATION SCHEDULE:

UNIT	AREA (sqm)	AREA (sqft)	SEDS	PARKING
01	71	764	294p	2
02	50	538	182p	1
03	65	699	243p	1
04	71	764	294p	2
05	50	538	182p	1
06	93	999	349p	1
TOTAL G/A	436	4714		8

KEY:



Land adj Poachers, 106 High Street Portishead, Bristol, BS20 6AJ Indicative Only scheme plan

- Potential Development site of 612sm, 0.15 acres.
- Located adjoining Portishead town centre, accessible from the High Street, B3124
- Suitable for residential and commercial uses.
- Will be of particular interest to local developers, house builders and Housing Associations.

Freehold offers in excess of £180,000 subject to contract and exclusive of VAT where chargeable.

June 2025

Conditions relating to these particulars

The Agents for themselves and for the Vendors or Lessors of the property(ies) confirm that:-

- The sales particulars are produced for the guidance of interested parties and do not constitute any part of any offer or contract.
- Although believed to be correct, the accuracy of all descriptions and details given within the particulars is not guaranteed and should not be relied upon by intending purchasers or lessees who should satisfy themselves by inspections and enquiries as to their correctness.
- The Agents do not have any authority to make any representation or warranty whatever in relation to the properties or businesses to which these sales particulars relate.

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Matthew Phillips Surveyors

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Location

The site lies to the west of the Poachers public house which itself fronts the busy B3124, a few hundred metres south of the centre of Portishead on the edge of the retail centre, but otherwise in an established residential area.

Portishead is a coastal village on the Severn Estuary, 8 miles to the west of Bristol within the unitary district of North Somerset. Portishead has a population of around 25,000, with a rapidly growing population, as it acts primarily as a dormitory town for Bristol.

Description

The site edged red on the plan above, occupies a regularly shaped plot of 0.15 acres, to the west of the Poachers public house with access reserved over the pub car park from the B3124, as set out and edged maroon and coloured pink on the plan. The property is mainly level and at present is laid to tarmac. For the avoidance of doubt, the area edged blue on the plan above including the Poachers public house, car park and beer garden are not for sale.

Indicative Scheme

The Vendors believe that the site has potential for the development of a low density residential scheme comprising starter homes or apartments. Commercial uses may also be considered suitable.

An indicative scheme has been prepared, the plan for which is included within these sales details. The scheme incorporates 6 no 1 and 2 bedroom apartments within a 2 storey development with 8 parking spaces.

It is emphasised that the scheme and the plans are provided as an indication only and prospective purchasers should make their own enquiries with North Somerset Council Planning and Highways Departments and other statutory bodies to satisfy themselves regarding future development and uses for the site.

See site plan and location plan below.

Tenure

The property is held freehold under Title number AV246003. The title is to be split to allow the sale of the site separately from the Poachers public house. The proposed demise of the site to be sold is edged red on the above plan.

Services

We believe that all main services are available to the site, but prospective purchasers should undertake their own enquiries with the relevant utility companies to confirm that adequate services are available for the proposed development.

Town and Country Planning

The property lies within the area administered by North Somerset Council. The site is not within a Conservation area and the adjoining Poachers pub is not a listed building. No detailed discussions have been undertaken with the local Planning Authority regarding the future development of the site and prospective purchasers should make their own enquiries in this regard.

Business Rates

The property is not assessed for rates at present.

Terms

Freehold offers in excess of £180,000 on a conditional and unconditional basis are invited for the site. All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

Money Laundering

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

For more information or to view please contact:

Matthew Phillips 0121 353 2757 or
matt@matthewphillipssurveyors.co.uk

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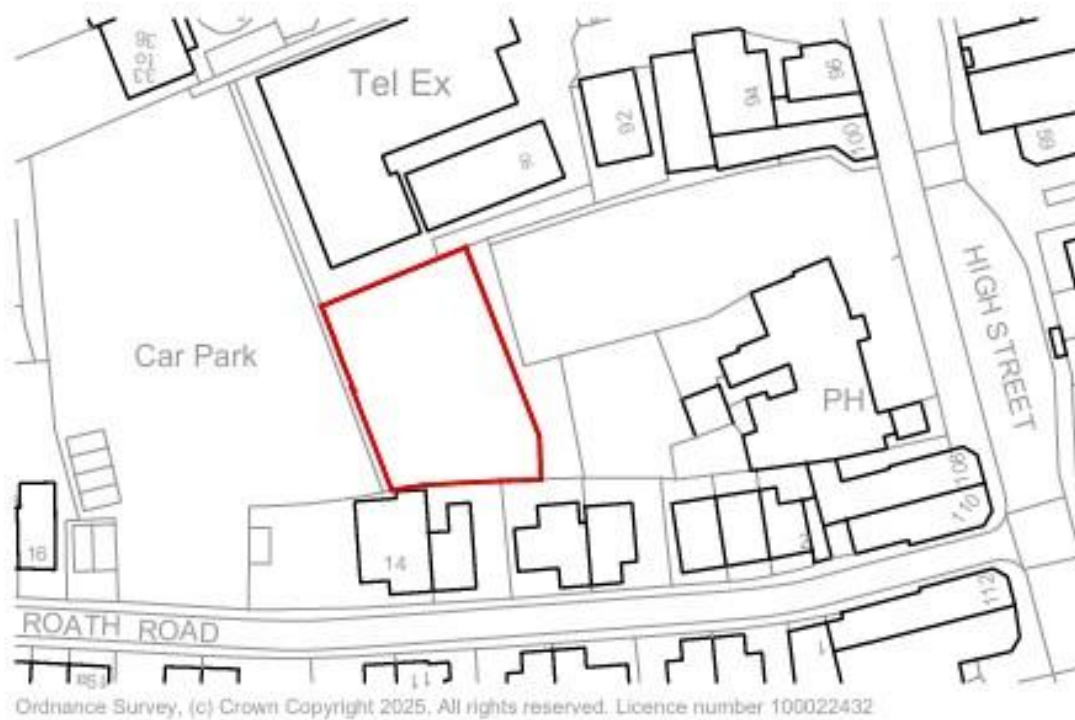
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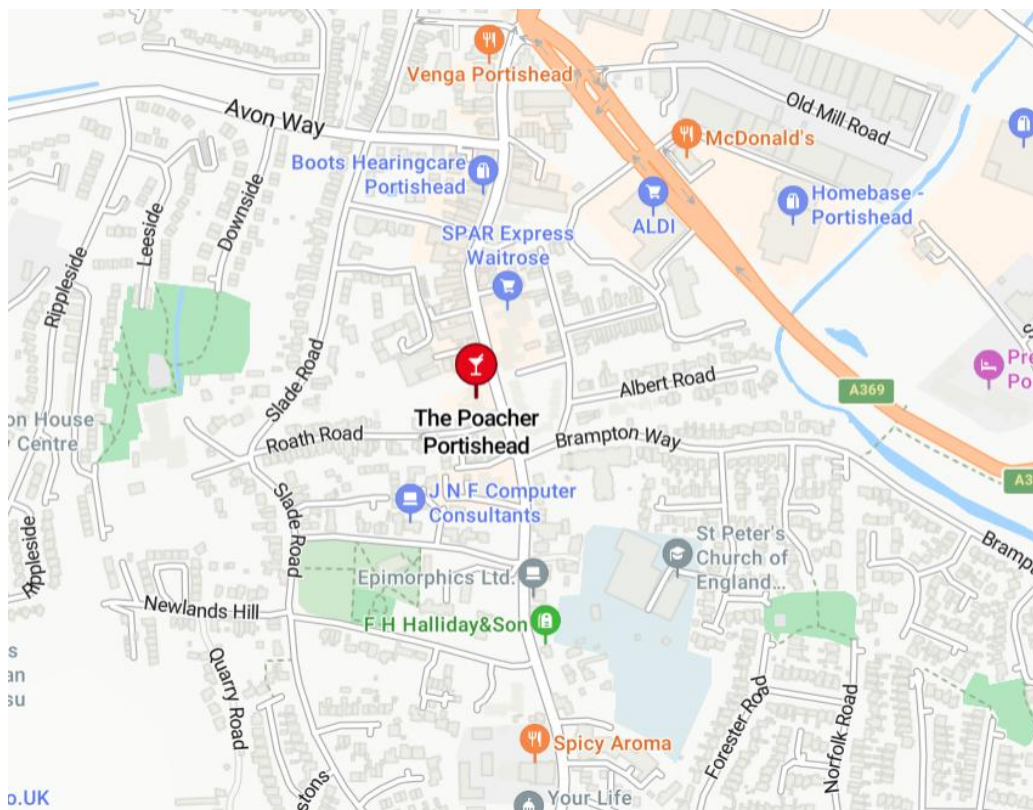
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Site Plan



Location Plan



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