



RESIDENTIAL DEVELOPMENT LAND OPPORTUNITY  
LAND OFF BRISTOL ROAD, NAILSEA

**JOHN  
ALISON**

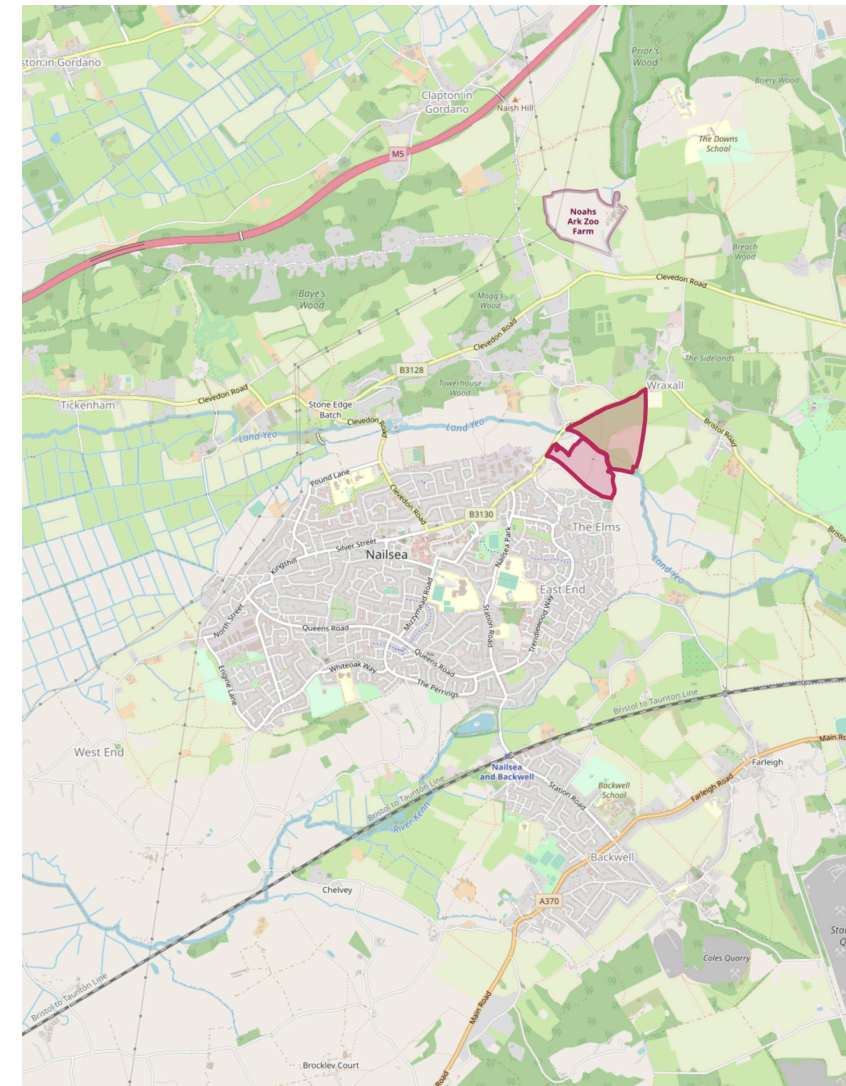
LAND & RESEARCH

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# LAND OFF BRISTOL ROAD, NAILSEA

Strategic investment opportunity available south of Bristol Road, north of Nailsea being offered on the basis of a development agreement.

- Nailsea is 25 minutes by road and just 12 minutes by rail to central Bristol (from Nailsea and Backwell Station to Temple Meads Station) operated by the Great Western Railway with several trains during the day connecting directly to London Paddington.
- The M5 provides an important strategic road corridor linking the area with the wider UK motorway network. The A38 and A370 also provide important road links between settlements in the area.
  - Bristol airport is conveniently located some 20 minutes away.
- Weston-super-Mare, the principal urban area of the district, lies about 25km to the south west, with Clevedon to the west and Portishead to the north.



## VENDORS DETAILS

**JOHN  
ALISON**

AGENT

Charlotte Pink  
charlottel@johnalison.com  
01285 851552  
John Alison Land & Research Ltd  
Unit 3 Priory Court  
Poulton, Cirencester  
Gloucestershire GL7 5JB

# THE SITE

The land is situated immediately adjacent to the north-eastern edge of Nailsea and comprises an attractive block of arable and pasture land amounting to approximately 69 acres.

The northern fields are divided by a number of well-kept hedges interspersed with the mature broadleaf trees and the land gently slopes from the north towards Nailsea. The southern fields are divided from the rest of the land by the watercourse, Land Yeo and are generally smaller with a few more mature trees in the hedgerows. An area of flood plain follows the course of the Land Yeo.

Along its eastern boundary the land has access and long road frontage, to the B3130 Clevedon Road/Bristol Road, which is restricted to 40mph and a number of footpaths cross the site.

All of the site lies within the Bristol and Bath (Avon) Green Belt, which was due for review as part of the now defunct West of England Joint Spatial Plan.

There is a Scheduled Ancient Monument in the south eastern corner of the land (Scheduled list number: 1011259).



# PLANNING

Over the summer North Somerset Council consulted on the Local Plan “Challenges for the Future” document. This focused on the key challenges facing North Somerset over the next 15 years (2023 – 2038) and how the new Local Plan could respond to them. A more zonal approach is proposed which focuses on defining growth, renewal and protected areas, and also changes to the way the housing requirement is identified which could result in significantly more houses to find.

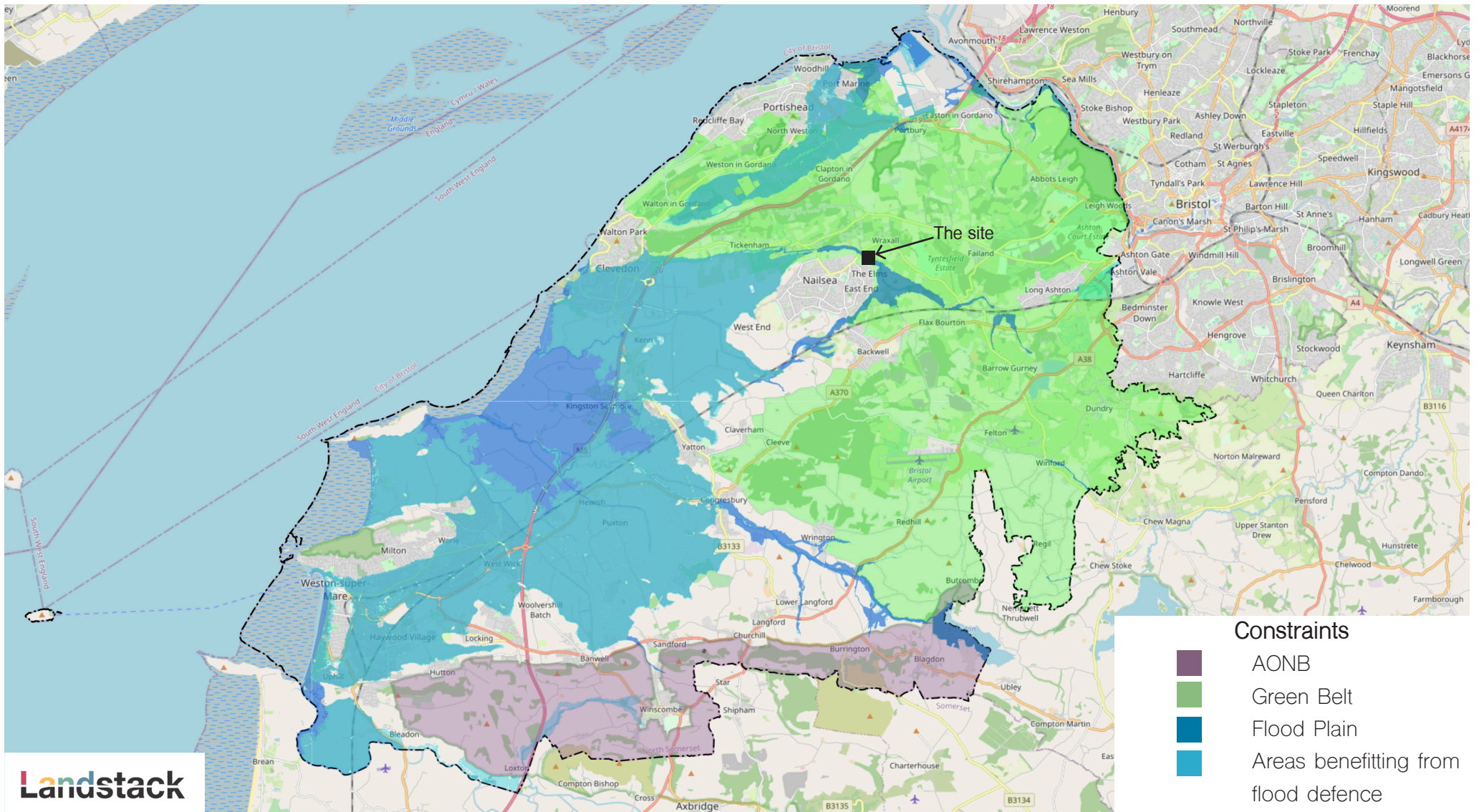
The Council has now started on a further consultation, “Choices for the Future” consultation, which sets out four approaches to the distribution of development around the district, three of which include the potential for some development in the Green Belt and suggests an area to the north of Nailsea. This will be followed by a draft plan for consultation during 2021.

## THE HOUSING REQUIREMENT

The future housing requirement for North Somerset Council is likely to be between 20,000 to 25,000 dwellings over the 15 year period of the plan. This excludes any additional requirement because of unmet need in Bristol City.

Given the potential housing targets, it looks challenging for the Council to meet the scale of growth required at sustainable locations outside of the Green Belt. This is likely to result in the need to include more sensitive locations at which point the scale of growth needed may require the consideration of Green Belt releases. It is likely therefore that significant housing numbers will have to be directed towards Nailsea and in particular the northern edge of the town.

# NORTH SOMERSET OVERVIEW - A CONSTRAINED DISTRICT



Landstack

LAND OFF BRISTOL ROAD, NAILSEA

## DEVELOPMENT AGREEMENT

The Vendor wishes to select a partner with experience in promoting strategic opportunities, through to the realisation of planning consent. The land is being offered by way of a suitable development agreement

Interested parties are invited to submit their expression of interest and proposal by:

**12:00 noon Thursday 18th February 2021**

Please submit offers in writing, sealed by recorded delivery and marked for the attention of:

Mrs Charlotte Pink

John Alison Land and Research Limited  
Unit 3 Priory Court, Poulton,  
Cirencester, Gloucestershire, GL7 5JB  
T: 01285 851552 / M: 07545 119847

Offers by email are acceptable and should be addressed to [charlotte@johnalison.com](mailto:charlotte@johnalison.com)

All offers must include the following:

- Company name, address, contact name and number and email address
- Supporting information about the prospective purchaser including experience/track record
- Source(s) of funding
- An upfront premium (which may be in the form of an annual sum)
- Length of term of agreement
- Proposed share of open market value
- Minimum Land Price
- Brief details of the proposed planning strategy and estimate of promotion costs with suggested cap
- Confirmation that the successful party will make a solicitors undertaking to pay landowners reasonable professional fees from agreement of Heads of Terms.

The seller reserves the right not to accept the highest offer or indeed any offer.

## LANDOWNERSHIP & TENURE

The land being offered is owned by two parties who are in a landowner's agreement.

Vacant possession will be provided upon completion of sale.

## EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land is offered subject to and with the existing Rights of Way, Wayleaves and Easements, whether or not specifically referred to in the particulars.

## BOUNDARIES

The Purchaser will be deemed to have full knowledge of the boundaries. Neither the Vendors' nor the Agent will be responsible for defining boundaries.

## VAT

The Vendors reserves the right to charge VAT in addition to the purchase price.

## LOCAL AUTHORITY

North Somerset Council

Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ

T: 01934 888 888

## VIEWINGS

The land is visible from the B3130 Bristol Road, however access to the land is strictly by appointment only with the Vendors' agent.

T: 01285 851552 / M: 07545 119847

E: charlotte@johnalison.com

## IMPORTANT NOTICE

John Alison give notice, for themselves and on behalf of the Vendors' of this property, that the particulars are a general outline only for the guidance of intending Purchasers and do not constitute an offer or contract. All descriptions and any other details are given without responsibility and any intending Purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. Any measurements, areas or distances referred to herein are approximate only. No employee of John Alison has any authority to make or give any representations or warranty whatever in relation to the property. No responsibility can be accepted for the expenses incurred by any intending Purchaser in this matter. All plans included are not to scale and are based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationery Office for

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