

# DEVELOPMENT SITE

DAIRY WAY ♦ CHEW STOKE ♦ BRISTOL



# DEVELOPMENT SITE AT DAIRY WAY

Chew Stoke ♦ Bristol ♦ BS40 8UE

A rare opportunity to develop  
five detached dwellings in this  
popular and attractive village  
close to Bristol in the Chew  
Valley

**Guide Price £800,000**

**Freehold**



## DESCRIPTION

Shown edged blue on the attached plans, the site at Dairy Way offers an exciting opportunity to create five residential properties, occupying an attractive position within the centre of Chew Stoke in close proximity to local amenities. The approved plans provide for the erection of 5 detached our bedroom dwellings adjoining Dairy Way. Each dwelling will benefit from a private driveway and a private garden and provide the following accommodation:

House	Total Floor Area m <sup>2</sup> (Approximate)
1	187
2	187
3	168
4	168
5	168

## SITUATION

Chew Stoke is a small village in the heart of the Chew Valley close to the Lakes. There are a good range of facilities available in the village including a primary school, public house and medical practice. Chew Valley Secondary School and Chew Valley Rugby Club are within easy walking distance. Informal recreation is readily available with straight-forward access to an excellent network of footpaths and bridleways. Chew Stoke is some 10 miles south of Bristol, 15 miles east of Bath and Bristol International Airport is only 5 miles away.



### Directions

Dairy Way is situated off the B3114 (Bristol Road) that passes through the village. The site can be found using postcode BS40 8UE and is directly opposite the Chew Medical Practice.



### Viewings

The site can be viewed from Dairy Way. Killens are content to meet any potential purchaser on site.



### Services

We are informed that mains water, electric and drainage are available nearby. Potential purchasers should satisfy themselves as to the location and capacity of any services.



## Local Authorities

Bath and North East Somerset Council  
01225 394041



## Planning

A copy of the planning consent and associated plans can be viewed via Bath and North East Somerset Council online planning search, reference 17/05325/OUT. The reserved matters have gained approval, reference 19/01427/RES and the conditions have been discharged, reference 20/02581/COND and 20/01589/COND.



## Tenure

Freehold with vacant possession.



## Rights of Way, Easements etc.

There are no rights of way that cross the site. The property is sold however subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not.



## Boundaries

The ownership of the boundaries are in accordance with the custom of the country. The purchaser shall be deemed to have full knowledge of the boundaries.



## Plan and Particulars

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Both plan and particulars are believed to be correct, but any intending purchaser must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars.

Correct as of 12.10.2021



Extent of site – 864.4m<sup>2</sup> of which 255.8m<sup>2</sup> will be landscaped



Near-by Chew Valley Lake

#### Important notice

Killens and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and any plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Killens have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Typical floor layout and elevations



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