



**Available by  
Separate  
Negotiation**

**Lot 1**

**Lot 2**

**BUILDING PLOTS TO THE REAR OF**  
36 STONEHILL, LONGWELL GREEN, BRISTOL, BS15 3HW



# BUILDING PLOTS TO THE REAR OF

36 STONEHILL, LONGWELL GREEN, BRISTOL, BS15 3HW

An opportunity to purchase three consented building plots to provide detached dwellings, available as a whole or in two Lots.

Lot 1 – Guide Price: £135,000

- Outline planning consent granted (P24/00838/O)
- Single plot available
- Accessible location
- Large individual plot
- Private access, directly from the main road

Lot 2 – Guide Price: £265,000

- Outline planning consent granted (P24/00838/O)
- Two plots available
- Accessible location
- Large individual plot set back from the road for privacy

**FOR SALE BY PRIVATE TREATY**

Well House, The Chipping  
Wotton-under-Edge, Gloucestershire, GL12 7AD  
wotton@david-james.co.uk  
Tel 01453 843720  
www.david-james.co.uk

## DESCRIPTION

An opportunity to purchase three building plots over two Lots (see below) with outline planning permission approved for the erection of two new dwellings and refurbishment/rebuild of an existing outbuilding.

The consented plots provide two new proposed driveways and parking with associated landscaping.

The plots are accessed from the A431 Stonehill Road and are each set within a good-sized plots, with ample off-road parking and turning areas.

The plots are for sale as a whole, or in two Lots. Lot 1 provides a single plot, with Lot 2 providing two building plots.

## SITUATION

The plots are situated within the South Gloucestershire town of Longwell Green, between Bath and Bristol. The property is well connected to good transport links and easily accessible from the A431, A4174 and A4, providing access to Bath, Bristol and North Somerset.

The town of Longwell Green offers a comprehensive range of everyday amenities including Supermarkets, Schooling, and public houses.

## PLANNING

Outline planning consent was granted on 29<sup>th</sup> June 2025 for the erection of 2no. Dwellings and rebuilding of 1no. existing dwelling (no.34), with all matters reserved.

The consent is subject to pre-commencement and occupation conditions, together with requirements within reserved matter.

The Biodiversity Net Gain threshold exemption is proposed to change from 31<sup>st</sup> July 2026 and the site is therefore likely to be exempt from this requirement.

## SERVICES

We understand that mains water and electricity are connected to the site and drainage connections are available within the vicinity. The service connections will be the responsibility of the purchaser.

## AGENTS NOTES

The vendors have indicated that they would consider offers favorably from Purchasers with a proven record of development who can demonstrate a firm intention to complete works within 18 months.

There may be an opportunity to purchase the existing dwelling (no.36 Stonehill), by separate negotiation. Please contact the agent for more details.

The new driveway will be included as part of the sale but will include a covenant to be limited to use by three residential properties only.

Number 36 will benefit from a right of access over the driveway for its own property maintenance.

## VIEWING

Strictly by appointment with the Agents:  
David James – 01453 843720

## PLANS 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. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

## WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold 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 and to the provisions of any planning scheme of the County or Local Authorities.



Chepstow 01291 626775  
Cwmbran 01633 868341

Magor 01633 880220  
Monmouth 01600 712916

Wotton-under-Edge 01453 843720  
Wroughton 01934 864300



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