



RESIDENTIAL DEVELOPMENT SITE

- 1.21 acre (0.49 ha) gross acreage
- Outline planning consent for 14 dwellings
- Potential to increase density (subject to planning)
- Greenfield site
- Access off Hambrook Lane
- 1 mile M32 Junction 1, 5 miles Bristol City Centre
- 1 mile Bristol Parkway Rail

East of Harry Stoke

Off Hambrook Lane

Stoke Gifford, South Gloucestershire,
BS34 8DG

[///snow.equal.shape](http://snow.equal.shape)

FOR SALE BY INFORMAL TENDER

**OFFERS TO BE RECEIVED BY
Friday 22nd May 2026 (12 Noon)**



DESCRIPTION

Comprising of a greenfield development site with Outline Planning consent for 14 houses measuring approximately 1.21 acres (0.49 ha), situated on the northern fringe of the City of Bristol, within the east of Harry Stoke area.

LOCATION

Situated off Hambrook Lane, the site has good transport links to Bristol City Centre (5 miles), the A4174 Ring Road (1.5 mile), M32 J1 (1.7 miles) and M5/M4 interchange (5 miles). Bristol Parkway Rail Station is within 1 mile.

What3Words [///snow.equal.shape](https://www.what3words.com/snow.equal.shape)

DIRECTIONS

Fronting Hambrook Lane linking Church Road, Stoke Gifford to Rosedown Avenue (Stoke Gifford Bypass).

PLANNING

Outline Planning Consent was granted by South Gloucestershire Council (P23/00222/O) on 4th September 2025 for the Erection of 14 no. dwellings with access to be determined and all other matters reserved. The consent is subject to 15 conditions. **Please note** :

1. The Local Planning Authority consider that a higher density development may be deliverable on site, subject to planning and the approved plan is of an indicative layout only.
2. The application was submitted prior to mandatory Biodiversity Net Gain legislation.

There is no Dataroom available for the site. Please refer to the Local Planning Authority public access website.

ACCESS

The property has extensive frontage to and access is approved off Hambrook Lane, a council-maintained highway.

SERVICES

For indicative purposes only, the Vendors have commissioned an Infrastructure Feasibility Study of the site from SMS. The full report is available on application.

Utility	Connections	Diversions	Disconnections	Total
Electricity	£131,200	£0	£0	£131,200
Gas	£0	£0	£0	£0
Water	£41,800	£0	£0	£41,800
Telecommunications	£6,550	£8,600	£0	£15,150
Total	£179,550	£5,950	£0	£188,150

All prices are exclusive of VAT.

However, please note, **the purchaser should undertake their own due diligence** to the relevant authorities regarding access to the required services and no warranty is given or implied on the accuracy if this information.

PLANS AND PARTICULARS Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for such error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective applicant. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Both plan and particulars are believed to be correct. They do not constitute any part of any offer or contract and any intending applicants must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. All such statements are made without responsibility on the part of David James or the landlord. Applicants must satisfy themselves that they are happy to put forward an offer once they have made their own enquiries as to any planning applications or flight paths and satisfied their personal requirements. David James do not accept any responsibility for act of omission.

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

SECTION 106 PLANNING OBLIGATIONS

A s106 Planning Agreement was entered into on the 3rd September 2025. The total s106 contributions are £227,960.00 amounting to £16,282.86 per dwelling as at September 2025. The amounts are to be indexed.

	Contribution (as at Sept 2025)	Contribution per Dwelling (as at Sept 2025)
Off Site Outdoor Sports Contribution	£36,668	£2,619.14
Facilities Maintenance	£11,098	£792.71
Infrastructure Contribution	£180,194	£12,871

AFFORDABLE HOUSING

The s106 agreement also provides for an affordable housing requirement of 35% therefore 5 dwellings are to be provided. The housing is to be 76% Social Rent (4) and 24% Shared ownership (1). Full details are outlined within the s106 agreement.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

There is no CIL payment due on the development at this location, however, please note that the infrastructure contribution is as stated within the s106 agreement.

NEW LOCAL HOUSE SALE VALUES

Local house sale evidence shows the open market sale value to be circa £425 per sq ft for new build dwellings (depending on specification). Purchasers should undertake their own due diligence on this matter.

METHOD OF SALE

The property is offered for sale as a whole by Informal Tender, subject to contract. Offers are to be received in writing on or before 22nd May 2026 at 12 noon Marked 'East of Harry Stoke'.

TERMS OF SALE

Preference will be given for an Unconditional Sale. Offers for a reasonable Conditional Contract may be considered. There is no expectation of any Overage Clause. It is expected that exchange of contracts will occur on or before 31st August 2026 with completion to be agreed thereafter.

LEGAL COSTS

The Purchasers Solicitor is to provide an unconditional legal undertaking of £5,000 plus VAT towards the Vendors legal costs prior to commencement of any legal drafting. The amount is non-refundable and non-deductible.

VAT

The sale will not be subject to VAT.

TENURE

Freehold with vacant possession on completion.

LOCAL AUTHORITY

South Gloucestershire Council Tel: 01454 868009 www.southglos.gov.uk

MONEY LAUNDERING REGULATIONS

Buyer(s) will be required to provide proof of funds and identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

VIEWING

Strictly by appointment with the Agents: David James, Tel 01453 843720 (Ref : MHB).

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