



I Southlands,
Tytherington, Wotton-under-Edge, South Gloucestershire, GL12 8QF



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Three Bedroom home with gardens offering potential for development, subject to planning permission.

- Development Potential STP
- House & Generous Plot with Rear & Side Gardens
- Non-Standard Construction
- Cash Buyers Invited
- Semi Detached Home
- 3 Bedrooms
- Lounge / Diner with Open Fireplace
- Utility /Cloakroom
- Kitchen
- Family Bathroom
- No Onward Chain

Guide Price
£300,000

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Gloucestershire, GL12 7AD
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Description

Exciting development opportunity in sought-after village location. A semi-detached three-bedroom property situated in the popular location of Tytherington. The property is built of non-standard construction, however benefiting from a generous garden plot and possessing great potential for development STP. Offered for sale with no onward chain.

Situation

The desirable village of Tytherington is situated a short drive south of M5 Junction 14 - ideal for commuters to Bristol or Cheltenham/Gloucester. Bristol Parkway railway station is 6.2 miles away and local junior schools approximately 1.6 miles away. The nearby local centres of Thornbury and Wotton-under-Edge provide excellent shopping facilities and amenities. Tytherington village has a community shop with post office, a public house / restaurant, play area, church and a playgroup in the village hall.

Accommodation

Entrance hallway with stairs to the first floor, all living accommodation is accessed via the hallway. The sitting / dining room has an open fireplace and windows looking out over the rear garden. The kitchen sits to the front of the property and has a utility, store and wc / cloakroom off, also with door to the garden.

To the first floor are two double bedrooms, a single bedroom and a family bathroom.

Outside

Outside is an enclosed, generous garden plot, with gardens to the rear and side of the property.
The plot measures approx. 0.133 acres in total (539m2/ 5805ft2)

Services

Mains electricity, drainage and water.

Local Authority

South Gloucestershire Council, Council Tax Band A.
EPC G.

Tenure

Freehold

Ref: WER260001

Date: 2nd February 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	18 G	

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.

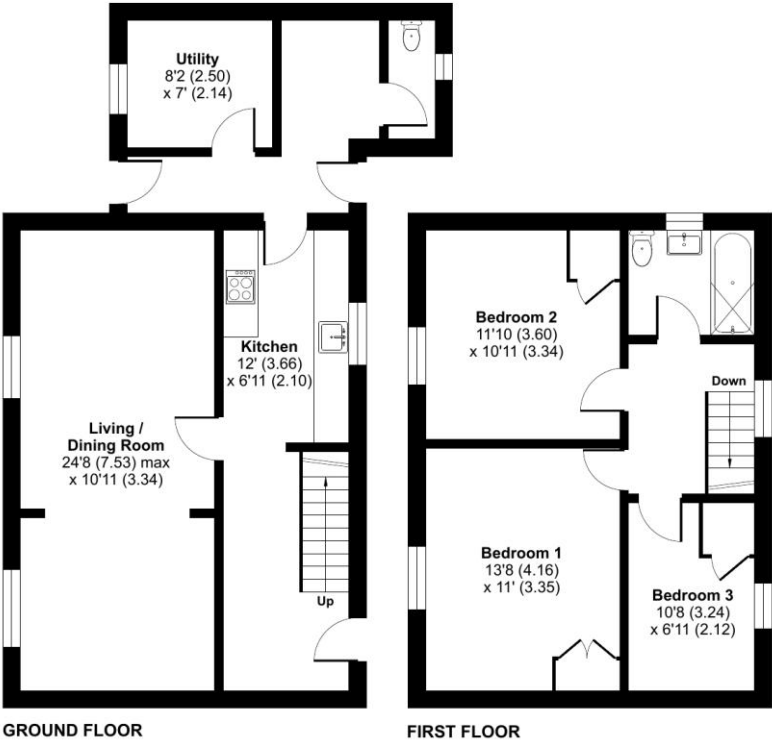
WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

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.



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Approximate Area = 1147 sq ft / 106.6 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for DJ&P Limited. REF: 1404466