

## ELMSLEIGH FARM

CRIBBS CAUSEWAY, BRISTOL, BS10 7TG

Guide Price: £2,000,000+

- For Sale by Informal Tender
- Substantial freehold site of approx. 2.1 acres
- Outline planning consent approved for residential development
- Currently occupied by a detached bungalow and former farm buildings
- 'Subject to Planning' offers will be considered



Auction & Commercial  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**

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FOR INDICATIVE PURPOSES ONLY





# ELMSLEIGH FARM CRIBBS CAUSEWAY, BRISTOL, BS10 7TG

## Guide Price: £2,000,000+

### DESCRIPTION

A rare opportunity to purchase a substantial site measuring approximately 2.1 acres, currently occupied by a detached bungalow and various farm buildings. The site is bordered on two sides by the ongoing large-scale residential development of Berwick Green that is being constructed by Bellway and Taylor Wimpey. Elmsleigh Farm was included in the original outline planning application for the redevelopment of 44 hectares of land at Cribbs Causeway to provide up to 1,000 new dwellings, a care home, primary school and associated amenities. As such, the site now offers excellent potential for residential development to provide a range of houses and/or apartments, subject to full planning consent being obtained.

Elmsleigh Farm is one of the last remaining undeveloped freehold sites in this rapidly evolving location and presents a superb opportunity for a wide range of redevelopment schemes.

### LOCATION

The site is situated in a prime position in Cribbs Causeway with direct access and frontage onto the A4018. Junction 17 of the M5 motorway can be reached within a two-minute drive and a wide variety of retail and leisure facilities are on the doorstep at The Mall at Cribbs Causeway. The Mall comprises of an enclosed shopping complex, retail parks, restaurants, supermarkets, a cinema, bowling alley and gym. Excellent transport links are provided to Bristol city centre, which is located approximately 5.5 miles to the south.

### DEVELOPMENT POTENTIAL

Elmsleigh Farm was included in the original outline planning application for large-scale redevelopment of the land at Cribbs Causeway and was approved for residential development under Application No. PT14/0565/O. The site now offers significant scope for residential development to provide a scheme of houses and/or flats, subject to a full planning approval. Interested parties should make their own enquiries with the Local Authority to establish the suitability of their intended use.

### LOCAL AUTHORITY

South Gloucestershire Council.

### EXISTING ACCOMMODATION

The site is currently occupied by a detached bungalow (approx. 111 m<sup>2</sup>) comprising of a living room, extended kitchen/diner, three bedrooms, a bathroom and utility room. The site previously included 20 stables, various farm/storage buildings and a riding arena, many of which have now been removed.

### TENURE

The site is to be sold on a freehold basis with vacant possession.

### METHOD OF SALE

The site is offered for sale by Informal Tender with a Guide Price of £2,000,000+. Offers will be considered on both an unconditional and 'subject to planning' basis. Written offers should be emailed to Rob Ansell - [ransell@maggsandallen.co.uk](mailto:ransell@maggsandallen.co.uk) once a closing date for bids has been received.

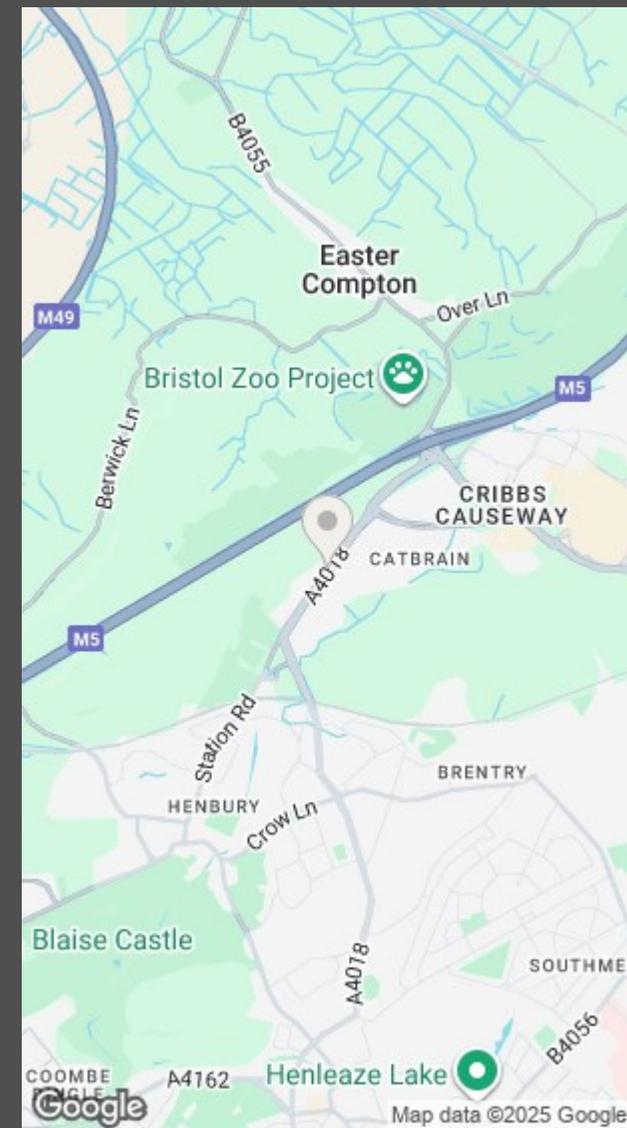
### CONTACT

Rob Ansell  
Maggs & Allen  
Tel: 0117 973 4940  
Email: [ransell@maggsandallen.co.uk](mailto:ransell@maggsandallen.co.uk)

### VIEWING

Strictly by appointment with Maggs & Allen.





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.





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