

# LLOYD WILLIAMS

— ESTATE AGENTS & PROPERTY FINDERS —



COWSHED AT GLEN FARM, SANDY LANE, ABBOTS LEIGH, BS8 3SE

# RARE OPPORTUNITY IN ABBOTS LEIGH

## SUMMARY

- Planning to create lateral residence
- Detached
- Three bedrooms
- Circa. 4 Acre plot
- Further land available

## SITUATION

Located in the desirable village of 'Abbots Leigh' within its very own civil parish and part of North Somerset. In the centre of the village is the historic 15th Century Grade II\* listed 'Holy Trinity' church which is still well attended to this day. Along with The Church, the village offers the village hall and a superb gastro country pub. Shopping facilities can be found at nearby Clifton, approximately 2 miles away by crossing the famous Clifton Suspension Bridge. National rail links are found in the city centre (3.5 miles) with a direct service to London Paddington. Junction 19 of the M5 only around 2.6 miles away gives access to the motorway network.

## DESCRIPTION

Unique development opportunity in an idyllic setting in Abbots Leigh. Circa. 4 acres with full planning for a detached house.

A former agricultural building the property now has full planning approval for change of use to residential. Further details and full consent can be viewed at [www.n-somerset.gov.uk](http://www.n-somerset.gov.uk)

20/P/0684/FUL

Change of use of redundant agricultural building (cow shed) to residential use, demolition of existing agricultural building and construction of new bat house. Cowshed at Glen Farm Sandy Lane Lower Failand Abbots Leigh.

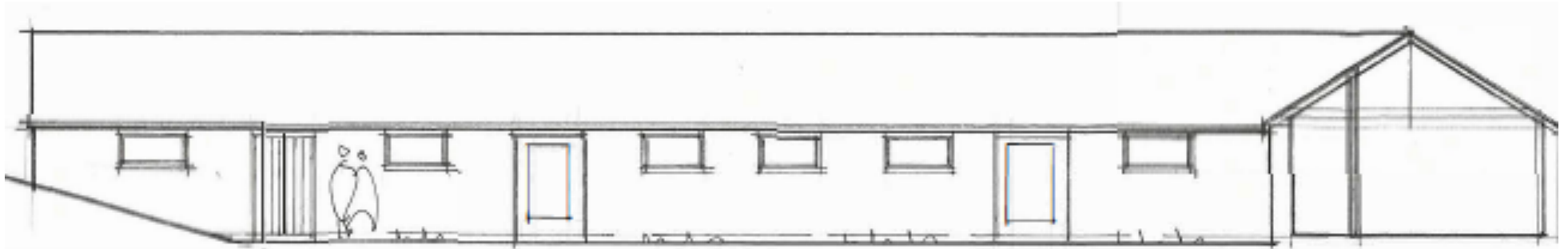
## VIEWINGS

Viewings can be arranged by appointment to inspect the land. Whilst we have made every effort to ensure your safety when viewing this property, neither the owners or Lloyd Williams, as their agents, are liable for any injuries, loss or damage to you whatsoever when entering this area.

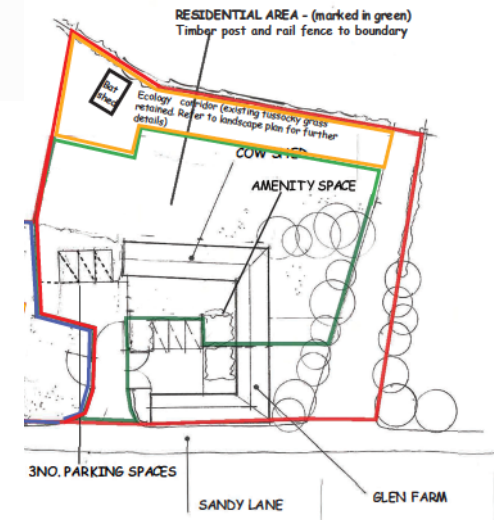
## DIRECTIONS

From our office in Clifton proceed out of Clifton over the Suspension Bridge continuing along to join the A369, after approximately 1.4 miles take the left after 'The George' public house onto Sandy Lane, continuing approximately 0.4 miles where the property will be found along on your right hand side.

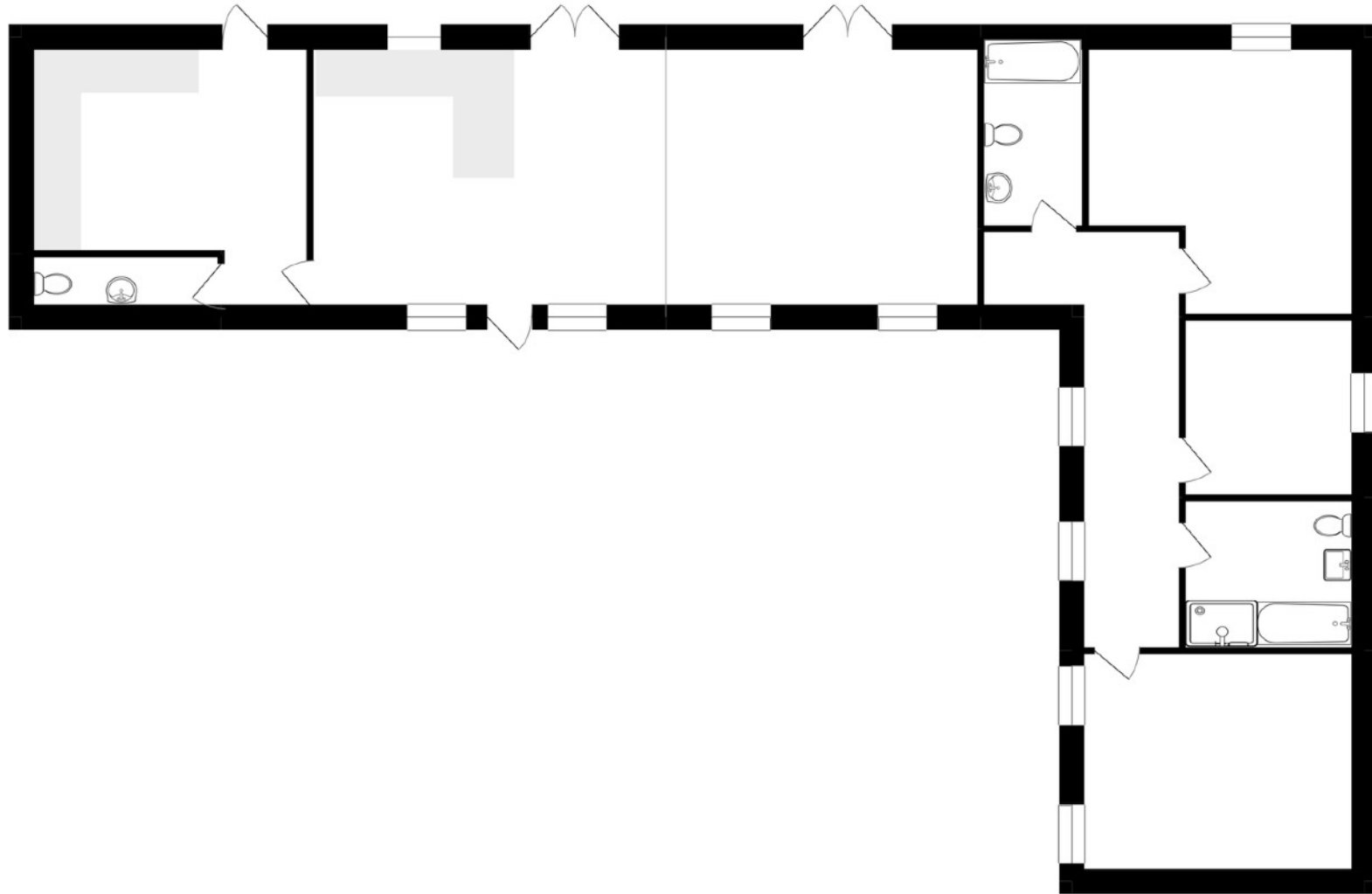




SOUTHEAST ELEVATION



THE COWSHED AT GLEN FARM  
SANDY LANE  
ABBOTS LEIGH



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**IMPORTANT NOTICE**

Lloyd Williams and their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise. VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.