

# LLOYD WILLIAMS

— ESTATE AGENTS & PROPERTY FINDERS —



Visualisation for purposes of marketing

GLEN FARM, SANDY LANE, ABBOTS LEIGH, BRISTOL, BS8 3SE



# 1 LINE DESCRIPTION

## SUMMARY

- Full planning consent
- Circa 3000 sq. ft.
- Idyllic position
- Four Acres with option to purchase more land
- Unique opportunity

## 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 house of approximately 3000 sq. ft.

A former agricultural building the property now has full planning approval for a unique property. The current application is approved for over 2874 sq. ft. however, it is understood other designs would be considered. Further details and full consent can be viewed at [www.n-somerset.gov.uk](http://www.n-somerset.gov.uk)

## 19/P/1343/CQA

Prior approval for the change of use from an agricultural barn (Sui Generis Use) to a dwelling (Use Class C3), operational development consisting of replacement of existing corrugated asbestos roof with metal roof; new timber cladding and insertion of windows and doors | Atcost Barn Glen Farm Sandy Lane Lower Failand Abbots Leigh.

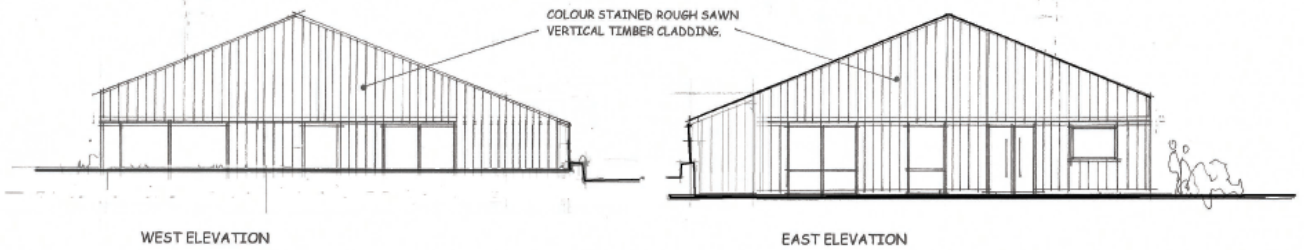
## VIEWINGS

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

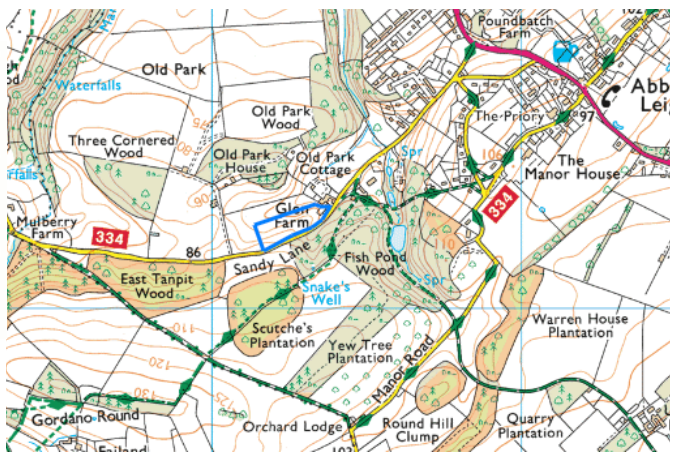
From our office in Clifton proceed out of Clifton over the Suspension Bridge continuing along to join the A369, after approximately 1.4 miles take the left after 'The George' public house onto Sandy Lane, continuing approximately 0.4 miles where the property will be found along on your right hand side.





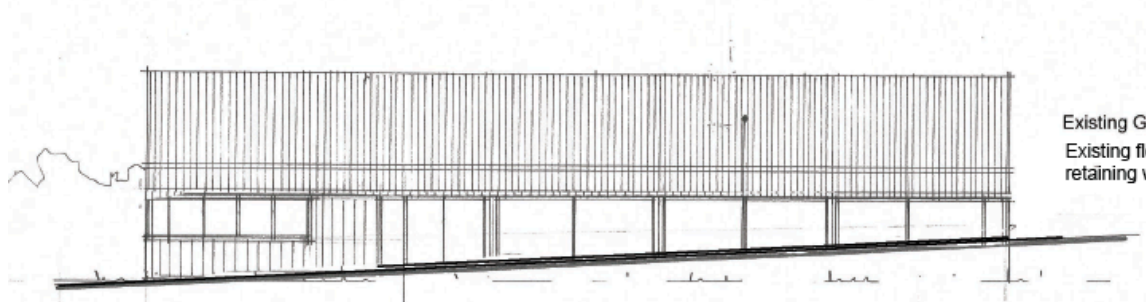
WEST ELEVATION

EAST ELEVATION



WEST ELEVATION

EAST ELEVATION



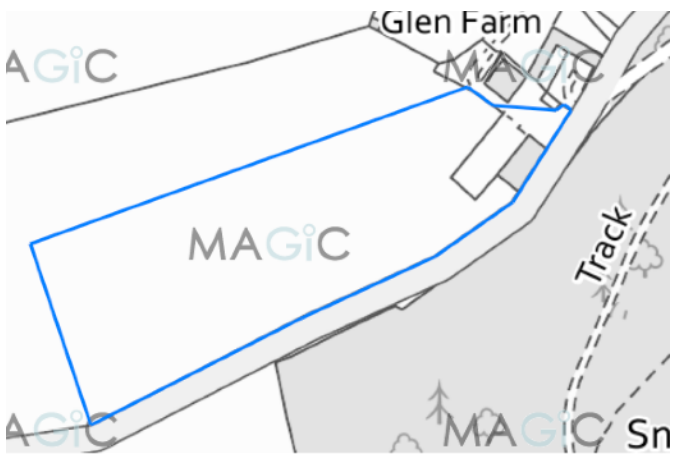
NORTH ELEVATION

Existing Ground Levels retained  
Existing floor, structure and retaining walls retained.



SOUTH ELEVATION

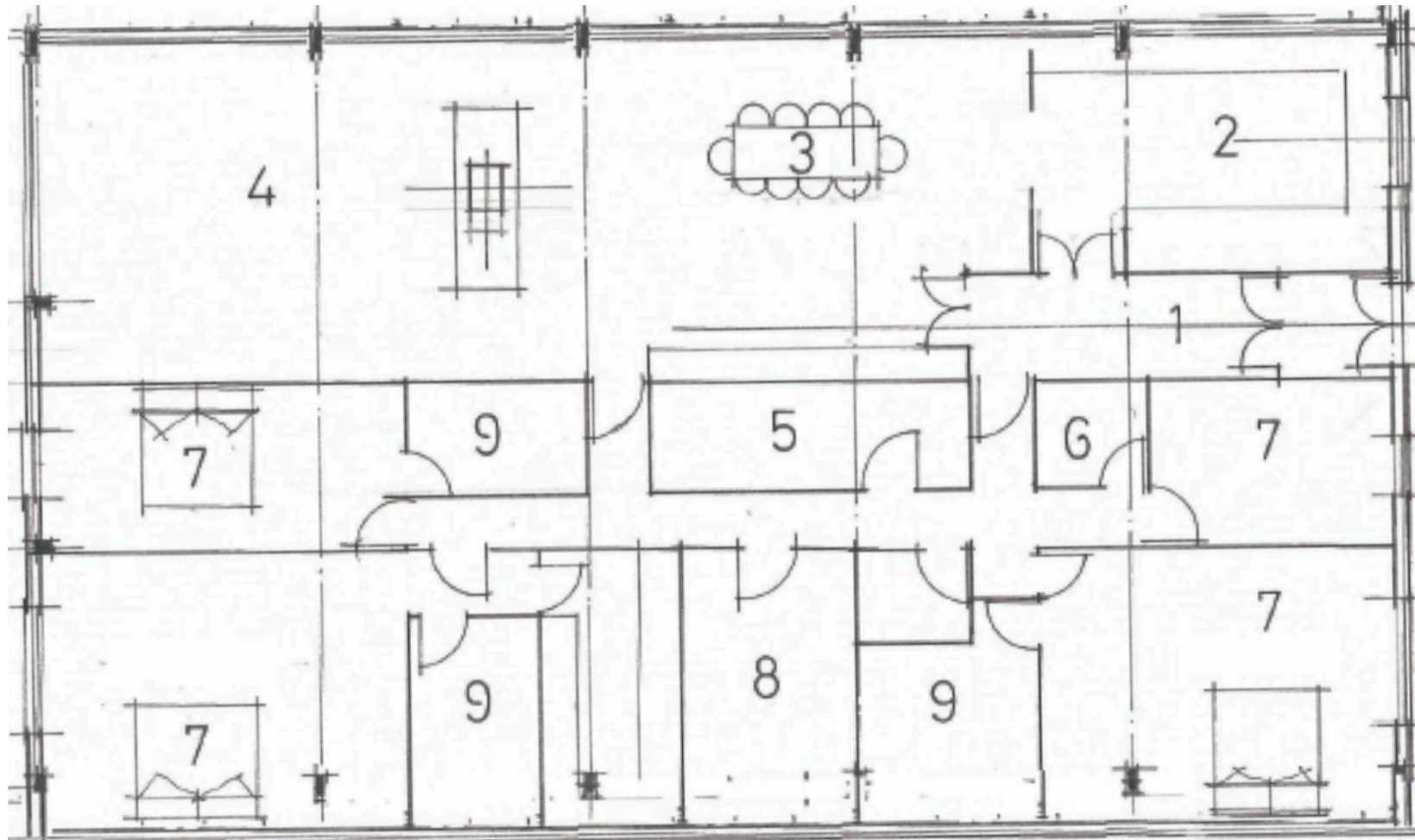
COLOUR STAINED ROUGH SAWN VERTICAL TIMBER CLADDING.





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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.