



## Self-Build Plots

Blackberry Park, Park Lane, Coalpit Heath, BS36 1AT

# 11 Self-Build Plots

## Blackberry Park, Park Lane, Coalpit Heath, BS36 1AT

An opportunity to acquire a self-building plot (11 available) as part of the wider development of Blackberry Park. The properties are sold as serviced plots with direct access off a newly established road.

### FOR SALE BY PRIVATE TREATY

**SOLD - Plot 1 (4-Bedroom) – Guide Price £170,000**

**Plot 2 (3/4-Bedroom) – Guide Price £140,000**

**Plot 3 (2-Bedroom) – Guide Price £120,000**

**SSTC - Plot 4 (2-Bedroom) – Guide Price £120,000**

**Plot 5 (3/4-Bedroom) – Guide Price £140,000**

**Plot 6 (3/4-Bedroom) – Guide Price £140,000**

**Plot 7 (3/4-Bedroom) – Guide Price £140,000**

**SSTC - Plot 8 (4-Bedroom) – Guide Price £170,000**

**Plot 9 (2-Bedroom) – Guide Price £120,000**

**Plot 10 (2-Bedroom) – Guide Price £120,000**

**Plot 11 (2-Bedroom) – Guide Price £120,000**

Well House, The Chipping  
Wotton-under-Edge, Gloucestershire, GL12 7AD  
wotton@david-james.co.uk  
Tel 01453 843720  
www.david-james.co.uk

### Situation

Blackberry Park is located on the edge of the South Gloucestershire village of Coalpit Heath, approximately 9 miles from the Bristol City Centre. Situated within 3.5 miles of Junction 19 of the M4 motorway, the properties are well located for access to Bristol & London.

### Blackberry Park

Set within 22 acres of open space, Blackberry Park is a development of 2, 3, 4 & 5 bedroom homes in Coalpit Heath. This beautiful development will have a play area and allotments for all the family to enjoy.

### The Plots

The site will offer 11 x self-build plots, with each serviced by the newly adopted road, with mains electricity, water, gas, drainage, and telecommunications available. The purchaser of each individual plot will have the opportunity to submit a full planning application, detailing the appearance, landscaping, layout, and scale of the property, accordingly to the Design Code approved by South Gloucestershire Council.

### Services

Each plot is offered with access to foul and surface water drainage, water, gas, electricity, and telecommunications. It will be the responsibility of the purchaser to arrange their own service installations and further details on the location of these services can be found within the Plot Passport, which can be requested from the agents, David James.

### Planning

The development site benefits from Outline Planning Permission (Ref:PI9/2083/RVC) and approval of reserved matters (Ref:PT18/6313/RM & PI9/18441/RM)

### Design Code

The proposed Design Code for the self-build plots is available upon request from the agents, David James.

### Plot Passport

The Plot Passport outlines the key relevant information from the planning permission, the design considerations, procedural and contractual requirements for the plots, and is available upon request from the agents, David James.

### Agents Notes

Please note, purchaser must occupy the property as that individual's sole or main residence. Further information on self-build and custom house building can be found at: <https://beta.southglos.gov.uk/self-build-and-custom-house-building/>

Plot 1 (4-Bedroom) – Approx. 1100ft<sup>2</sup> – 1500ft<sup>2</sup>

Plot 2 (3/4-Bedroom) – Approx. 850ft<sup>2</sup> – 1150ft<sup>2</sup>

Plot 3 (2-Bedroom) – Approx. 700ft<sup>2</sup>

Plot 4 (2-Bedroom) - Approx. 700ft<sup>2</sup>

Plot 5 (3/4-Bedroom) – Approx. 850ft<sup>2</sup> – 1150ft<sup>2</sup>

Plot 6 (3/4-Bedroom) – Approx. 850ft<sup>2</sup> – 1150ft<sup>2</sup>

Plot 7 (3/4-Bedroom) – Approx. 850ft<sup>2</sup> – 1150ft<sup>2</sup>

Plot 8 (4-Bedroom) – Approx. 1100ft<sup>2</sup> – 1500ft<sup>2</sup>

Plot 9 (2-Bedroom) – Approx. 700ft<sup>2</sup>

Plot 10 (2-Bedroom) - Approx. 700ft<sup>2</sup>

Plot 11 (2-Bedroom) – Approx. 700ft<sup>2</sup>

### Viewing

Please contact the Agent, David James – 01453 843720

### 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.





