





## LOCATION

The Property is situated to the east of Locking Parklands, a Homes England and St Modwen led community comprising quality homes, a primary school and shopping and employment opportunities.

Central Weston-Super-Mare is 6 miles to the west with a range of shops, restaurants and bars as well as the famous pier and beach front.

The M5 is located some 3 miles distant allowing access to Bristol to the north and Taunton and Exeter to the south. There are 3 railways stations within 6 miles providing access to the National Rail network.

Bristol Airport with UK and international flights is circa 12 miles to the north-east.

## PROPOSED DEVELOPMENT

The illustrative site plan that accompanied the planning application details:

- Residential development of up to 75 dwellings with associated driveways and garaging and public open space.
- Footpath and cycle way links to Locking Parklands to the West, which the purchaser will be obliged to complete.
- Provision of public open space
- Sound attenuation bunding
- Access road and layout from the Banwell Road

## THE PROPERTY

The Property extends to approximately 17 acres (6.2 hectares) with vehicular access via the A371 Banwell Road which includes an initial landscaped route leading off the highway down to the main development area.

The topography of the main development area is broadly level with boundaries formed primarily by mature hedgerows.

## PLANNING AND S106

North Somerset Council granted outline planning permission in a Decision Notice dated 9<sup>th</sup> November 2020.

*“for the Erection of up to 75 dwellings with provision of Access, Drainage, Landscape Bunds and Other Ancillary Works. Matters of Appearance, Landscaping, Layout and Scale are reserved for subsequent approval”*

Planning reference 18/P/3038/OUT.

Full details of the Decision Notice, together with the schedule of planning conditions, are within the dataroom.

Condition 20 of the Decision Notice sets out the requirement for “pedestrian/cycle routes linking with the roads and footpaths to the west as shown on the drawing 3294D Concept Masterplan...” The Vendors have agreed a draft Easement with Homes England for such rights and copies are held in the dataroom.

The selected developer will be obliged to provide these connections.

## FURTHER INFORMATION

Further detail can be found in the dataroom [HERE](#) or by visiting [www.landatlocking.com](http://www.landatlocking.com).

The dataroom is password protected and registration is required on the front page. A password will be sent to you upon registration.

The dataroom contains:

- Planning application information
- Technical documentation
- Bid proforma
- Homes England Heads of Terms

## METHOD OF SALE

The Property is offered for sale freehold with vacant possession by Informal Tender with unconditional offers sought.

A bid proforma is contained within the dataroom.

Offers should be submitted to both Carter Jonas and the joint agents, Waymark, via email by

**12 noon on Wednesday 22nd March 2023**

clearly marked “Land at Locking”.

## TENURE

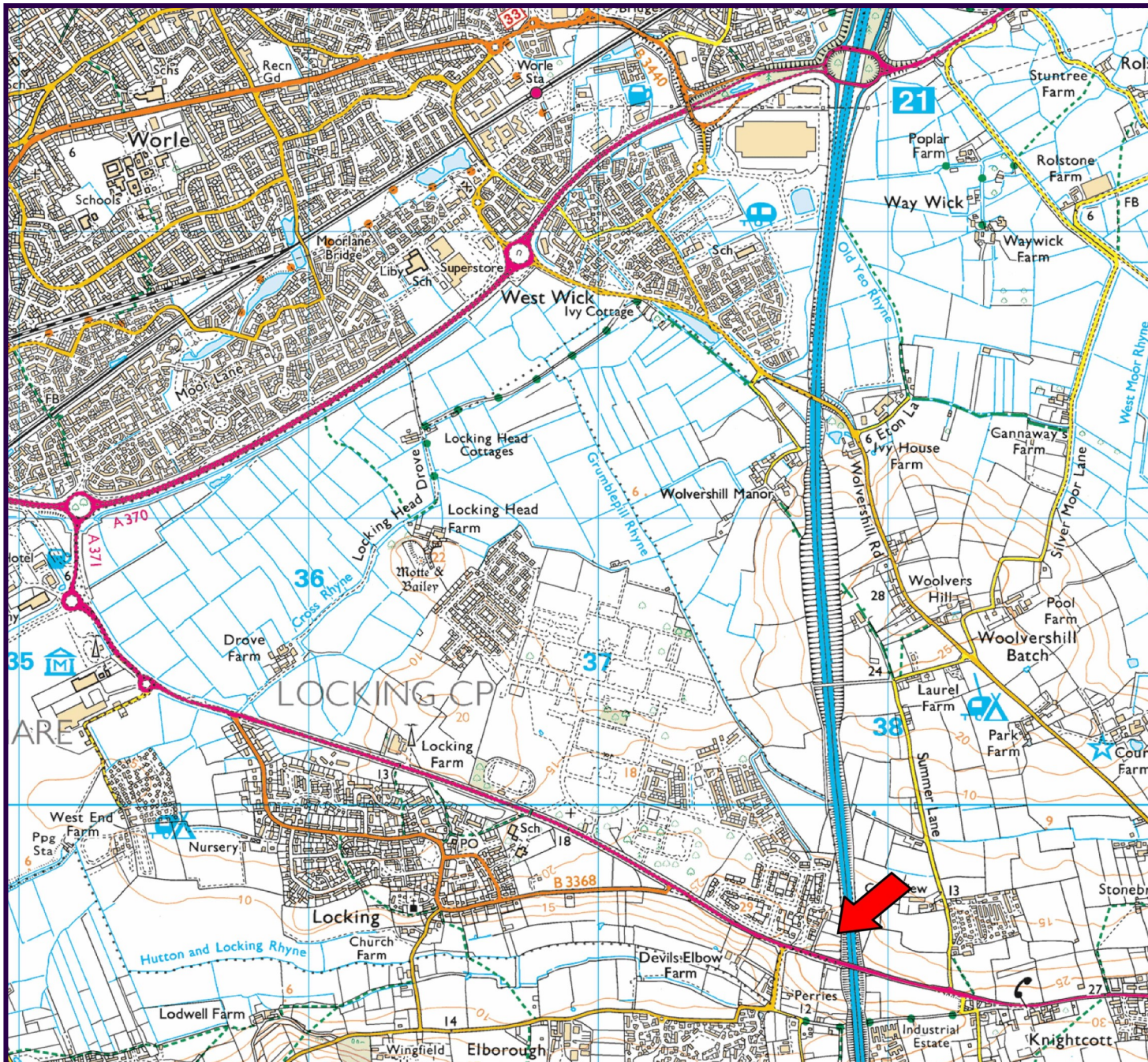
Freehold with Vacant Possession upon completion.

## VIEWING

Arrangements via the Selling Agents only. We are likely to hold viewing days and will keep you notified.



## LOCATION PLAN



## CONTACT US

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# Carter Jonas

# Waymark



## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas and Waymark have made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.