



debbie fortune
ESTATE AGENTS



Former BT Research Lab

Backwell



Former BT Research Lab, Long Lane, Backwell, Bristol, BS48 3DE £250,000 (per plot)

- Outstanding and rarely available development opportunity
- Available as a whole or in four individual lots
- Elevated rural position off Long Lane, Backwell
- Exceptional far-reaching views over North Somerset towards the Bristol Channel
- Each plot allocated just over 2 acres of land with incredible views
- Viewings strictly by appointment through the agent.

An exciting opportunity to purchase either one individual building plot for a self-build development or indeed all four exceptional plots with full planning permission granted (with conditions) for the erection of 4 x three/four bedroom/four-bathroom two storey contemporary homes.

SITUATION

Backwell is a suburban village southwest of Bristol, on the A370 to Weston-super-Mare. It includes the hamlets of Backwell Common, Backwell Green and Farleigh. Nearby are Nailsea, Flax Bourton, Yatton, Brockley and Barrow Gurney. Backwell Lake is next to the road between Nailsea and Backwell and is just north of the railway station. The village has a long history, appearing in the Domesday Book in 1086 with the name 'Bacoile' meaning 'The well back on the hill'. The well is still in existence. Many residents of Backwell commute daily to Bristol by car via the A370, bus or train - the railway station has a direct service to London. Backwell is close to the M5 motorway and Bristol International Airport at Lulsgate is 3 miles (4.8 km) away by road. The airport serves both domestic and international routes and is one of EasyJet's hub airports. Backwell has excellent infant, junior and secondary schools; West Leigh Infant School, Backwell Church of England Junior School and Backwell Secondary school which is currently OFSTED rated 'good', and also consistently features high in the league tables for GCSE results and is recognised as one of the best state schools in North Somerset.

DESCRIPTION

Set in a stunning hillside position off Long Lane in Backwell, the entire site measures approximately 8.5 acres (3.4 hectares) with each individual plot allotted just over a two-acre plot of land.

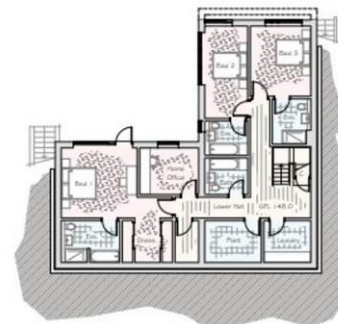
The setting is quite exceptional with incredible far-reaching views that stretch out from Backwell Hill over the North Somerset Countryside towards the Bristol Channel, a position that truly needs to be seen to be fully appreciated.

Access to the site is gained via a gated farm style track with a practical area of hardstanding still in existence. The contemporary design of the homes features reversed living space on the first floor in order to take full advantage of the exceptional views.

FULL PLANNING DOCUMENTS ARE AVAILABLE ON NORTH SOMERSET PLANNING PORTAL ENTERING THE REFERENCE 15/P/1128/F



First Floor Plan



Ground Floor Plan



South Elevation



North Elevation



East Elevation



West Elevation



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T: 01934 862370

E: salesadmin@debbiefortune.co.uk

Bridge House, High Street, Congresbury, Bristol, BS49 5JA

www.debbiefortune.co.uk

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