Residential Development Land Sales









Land at Lodge Lane, Nailsea, Bristol, BS48 1BH

Reduced To £995,000

Hollis Morgan – LAND AND DEVELOPMENT - Land with PLANNING in the popular town of NAILSEA near Bristol. SIte for 6 x DETACHED FAMILY HOMES. Offers invited.

Land at Lodge Lane, Nailsea, Bristol, BS48 1BH

INTRODUCTION

Hollis Morgan Land & Development have been appointed by the owners on the sale of this Freehold property known as Land at Lydcott, Lodge Lane, Nailsea, Bristol, BS48 1BH, in the popular North Somerset town of Nailsea.

This property has the benefit of Reserved Matters detailed planning consent for the demolition of the existing bungalow and construction of 6 x detached family homes.

THE PROPERTY

SCHEDULE OF ACCOMMODATION

Plot 1 - 4 Bedrooms - 2016 SqFt plus Garage
Plot 2 - 4 Bedrooms - 2016 SqFt plus Garage
Plot 3 - 4 Bedrooms - 2016 SqFt plus Garage
Plot 4 - 4 Bedrooms - 2015 SqFt plus Garage
Plot 5 - 4 Bedrooms - 2316 SqFt plus Garage
Plot 6 - 4 Bedrooms - 2316 SqFt plus Garage

CIL (UPDATED 17th April 2026)
The CIL liability for the site is £111,307.42. See Data Room for confirmation.

GROUND INVESTIGATIONS & COAL MINING REPORTS
Multiple intrusive and coal mining surveys have been undertaken on the site.

These are available within the Data Room.

SITE HISTORY
For more details of the history of the property, please contact Patrick Addison at Hollis Morgan

SITE VISITS
The site can be viewed from the road. To walk the site, please contact Hollis Morgan.

COPYRIGHT & RELIANCE
Copyright and Letters of Reliance for all of the plans, reports and surveys will be provided upon Completion.

VAT
We understand the building is not elected for VAT.

VACANT POSSESSION
The property is available with Vacant Possession

SALES VALUES
Please contact our Director, Daniel Harris from the Hollis Morgan New Homes team for bespoke pricing appraisals and market information:
Daniel Harris
New Homes Director
E: dan@hollismorgan.co.uk
T: 07779 151505
T: 0117 973 6565 Option 2

CONTACT DETAILS

For more information, please contact Patrick Addison of Hollis Morgan Land & Development:
Patrick Addison
Land & Development Director
E: patrick@hollismorgan.co.uk
T: 07795 461600
T: 0117 973 6565, Option 3

THE OPPORTUNITY

Detailed planning was recently granted for 6 x 4 & 5 bedroom family homes, made up of 3 different housetypes, which were carefully designed to be both market facing for the area and energy efficient.

The total Gross Internal Area is 12,695 SqFt / 1179.5 SqM (excluding garages)

Our opinion of the GDV of £5,050,000

We are seeking Unconditional offers via informal tender. Please enquire for details.

LOCATION

LOCATION
This development site is well located on one of Nailsea's most sought after residential roads, Lodge Lane. In a convenient position offering access to everyday amenities and commuter links. Nailsea town centre provides supermarkets including Waitrose and Tesco, independent shops, cafés, a leisure centre and medical facilities, all within proximity.

Nailsea & Backwell railway station is approximately 1.3 miles from the property, offering direct routes to Bristol Temple Meads in around 15 minutes, London Paddington typically in 1 hour 45 minutes. Junction 20 of the M5 is approximately 4 miles away and there are easy links to Bristol and the wider South West.

The area is well served by highly regarded schools, namely Kingshill Church School, Golden Valley Primary, Nailsea School, Downs School (Wraxall) and several Bristol independent schools.

PLANNING

Planning References - North Somerset Council

Outline consent: 23/P/1387/OUT - Granted October 2024
Reserved Matters consent: 25/P/1625/RM - Granted February 2026

We understand that the vendors have full copyright and use over the intellectual property of all reports, surveys and plans related to the planning consent, which will be transferrable to the purchaser upon completion.

METHOD OF SALE

The site is to be sold by Private Treaty, Subject to Contract. Unconditional offers are sought on the basis of the current detailed consent for 6 x detached family homes.

Parties are invited to submit their offers directly to Hollis Morgan.

DETAILS TO ACCOMPANY OFFERS

As part of your bid, please provide:
Proof of finance
Price

Land at Lodge Lane, Nailsea, Bristol, BS48 1BH

Payment profile relating to any deferred payments.
Conditions of the purchase
Timescales for purchase

DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property
has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle
lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

All CGIs are indicative only. Formal plans are to be issued as part of the legal, contract pack.





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