

FREEHOLD LAND FOR SALE - DEVELOPMENT OPPORTUNITY

Land to the North of the Fox & Maple

15 High St, Wickwar, Wotton-under-Edge GL12 8NE



Key Highlights

- Site area of 0.248 acres (0.1 ha)
- Land surplus to pub requirements
- Opportunity for various uses (STP)
- Potential for residential or commercial development (STP)
- Freehold unconditional and conditional offers invited (STP)

SAVILLS SOUTHAMPTON
Mountbatten House Grosvenor
Square Southampton SO15 2BZ

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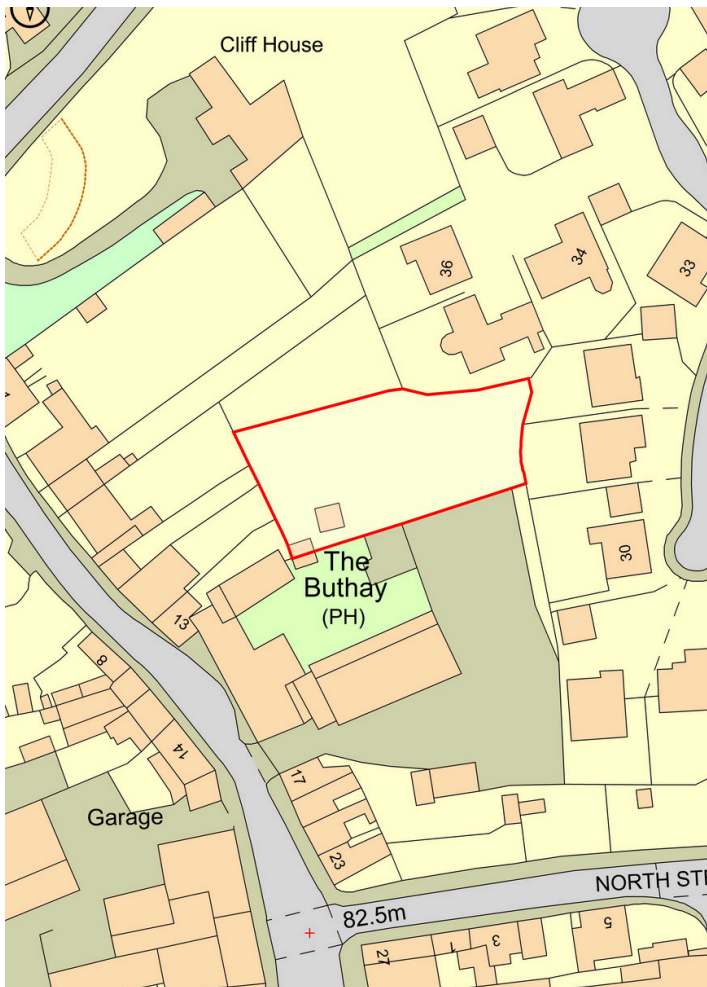
Location

The property comprises land situated to the north of The Fox & Maple, a public house fronting High Street in Wickwar, near Wotton-under-Edge. The surrounding area is predominantly residential, with local amenities including shops, schools, and community facilities within easy reach.

The site benefits from frontage to High Street (B4060), a key route running through the village and linking to Charfield, Yate, and Wotton-under-Edge. The M5 motorway is also accessible via Junction 14, providing convenient connections to Bristol (approximately 20 miles south-west) and Gloucester (approximately 28 miles north).

Description

The potential development site to the north of the the Fox & Maple extends to approximately 0.248 acres (0.1 hectares) of surplus land no longer required for the operation of the pub. The site is accessed through the public houses car park. The site is gently sloping towards the west and is predominantly grassed. The site is bounded with fences and immature foliage and trees.



Site boundary for indicative purposes only

Tenure

Freehold subject to vacant possession.

Planning

The site is not adjacent to a listed building and is located within the Wickwar Conservation Area. It is also outside of a prohibitive flood zone.

Local Authority

South Gloucestershire Council
www.southglos.gov.uk

Location Map

What3words



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Indicative Plan



Indicative Plan



Indicative Plan



Indicative Plan

Services & Rights

All parties are advised to make their own enquiries regarding the serviceability of the land. The rights to install utilities will also be granted.

Full rights of access and egress will be provided to the subject site via the pub car park, if required.

Guide Price

Offers are invited on an unconditional and conditional basis (STP).

VAT

VAT may be applicable at the prevailing rate.

Viewing

Where appropriate, we recommend interested parties carry out a discreet inspection of the site. We kindly request that no approaches are made to the publican, staff or the business directly, where applicable.

AML

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

CONTACTS

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