

HOMEFIELDS

PORTISHEAD, BRISTOL

Two separate building plots in quiet, desirable area of Portishead,
to be sold individually - ideal for self builders



MAGENTA PROPERTIES LIMITED

HOMEFIELDS

P O R T I S H E A D , B R I S T O L

Magenta Properties Ltd was granted planning permission in March 2022 by North Somerset Council to build two detached, high quality, low energy homes within a quiet, desirable location in Portishead.

Attractive elevations of render with grey roof tiles and cedar cladding to the front of each house with an approximate floor area of 2350 sq ft. excluding the garage.

- Impressive entrance hall
- Spacious open plan kitchen/breakfast/family room and separate utility
- Sitting room with bi-fold doors leading to garden
- 4/5 Bedrooms with master arranged with en-suite shower room
- 2/3 further bath/shower rooms
- Gas fired central heating/hot water

LOCATION

Portishead is regarded as a sought after coastal town, located in under 6 miles from the City of Bristol.

The attractive High Street is lined with both well-known brands and independent stores. Nearby Portishead Quays Marina is home to restaurants and cafés with views across the yachts. The Town benefits from picturesque scenery, historical walking trails with coastal views and the Portishead Lido.

It provides exceptionally easy access to the M5/M4 motorway networks, as well as benefiting from the facilities of this popular town. There is a wide choice of reputable schools, both state and independent which are available within a short distance. It has good rail links from Nailsea and Bristol, providing fast access to London and other major Cities. Bristol Airport offers a number of both European and long haul flights.

DIRECTIONS

By car: Exit the M5 at Junction 19 and follow The Portbury Hundred road towards the town centre.

By train and bus: Main line trains stop at Bristol Temple Meads, from where you can catch a connecting bus to Portishead.

By air: Bristol Airport is around 14 miles from Portishead. Catch the bus from the airport to Bristol terminals, then take a connecting service to Portishead.

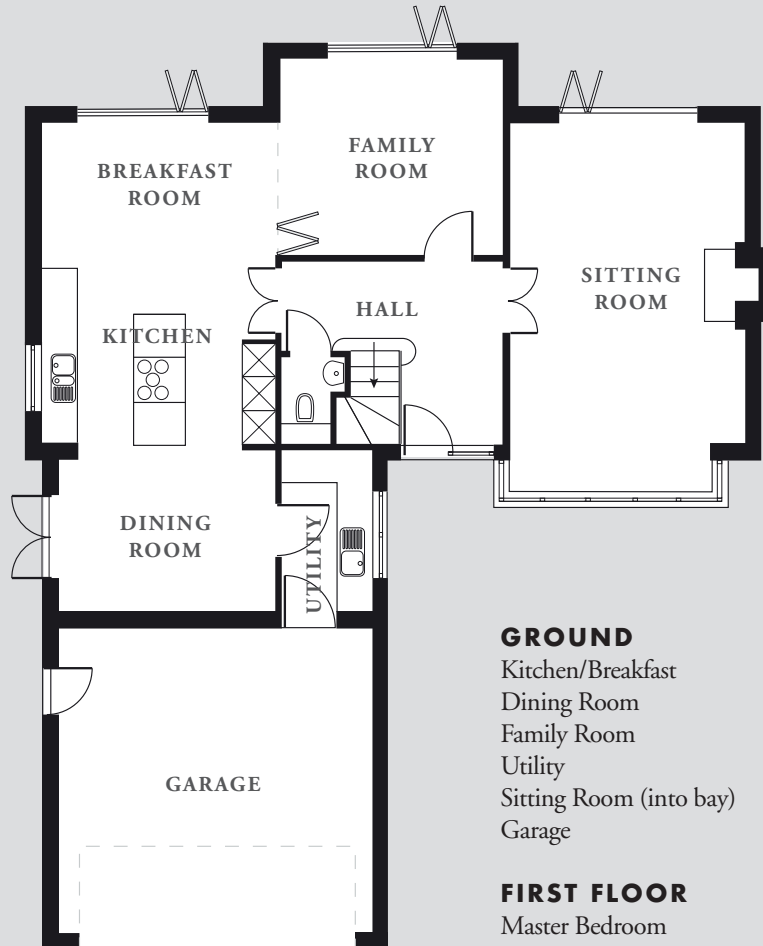
SITE PLAN





PLOT 6 FLOOR PLAN

PLOT 6

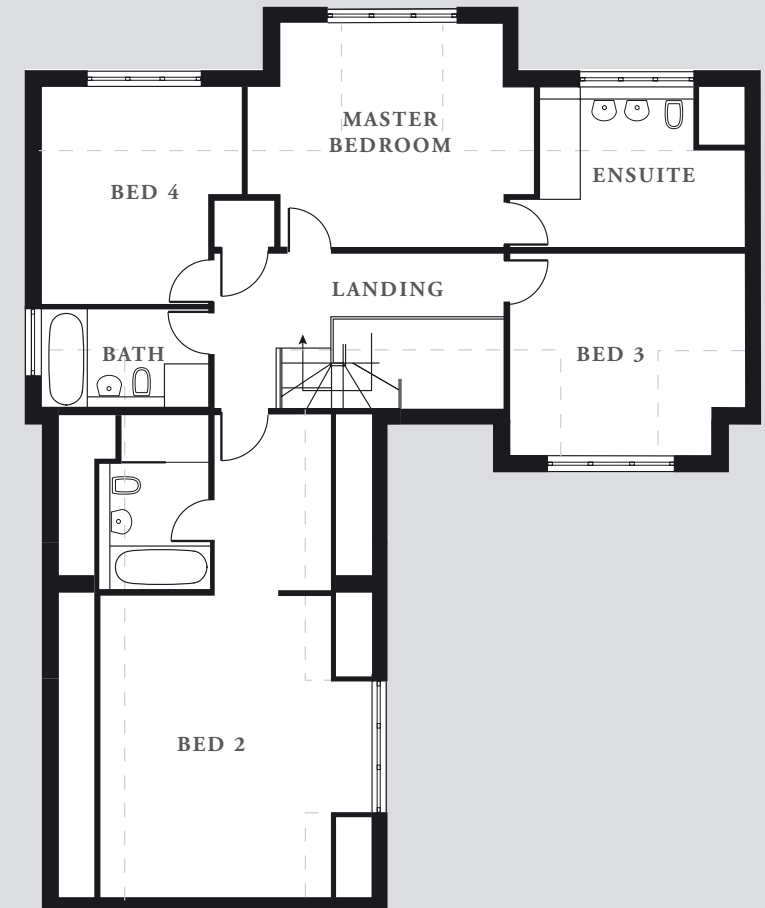


GROUND

Kitchen/Breakfast	4.2 x 5.7m
Dining Room	3.8 x 2.9m
Family Room	4.0 x 3.6m
Utility	1.6 x 2.9m
Sitting Room (into bay)	4.2 x 6.5m
Garage	5.5 x 5.6m

FIRST FLOOR

Master Bedroom	4.0 x 4.0m
Bedroom 2	4.2 x 5.5m
Bedroom 3	4.2 x 3.7m
Bedroom 4	3.6 x 3.8m

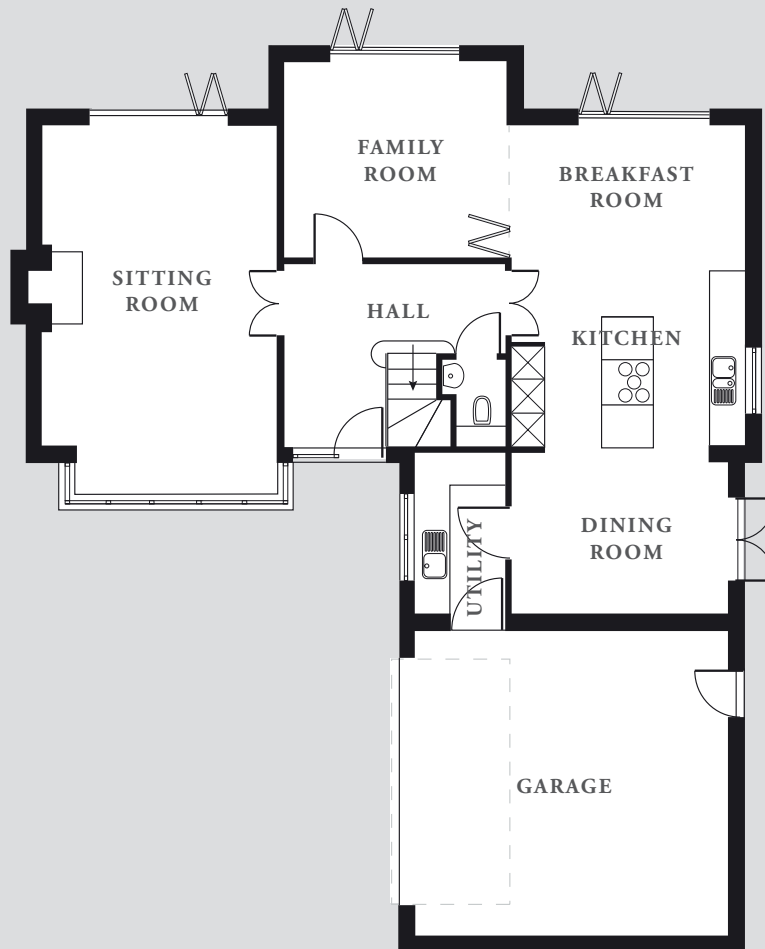


APPROXIMATE DIMENSIONS
(to be confirmed and taken at widest points)

PLOTS 1 AND 5 WILL BE HANDED

PLOT 7 FLOOR PLAN

PLOT 7

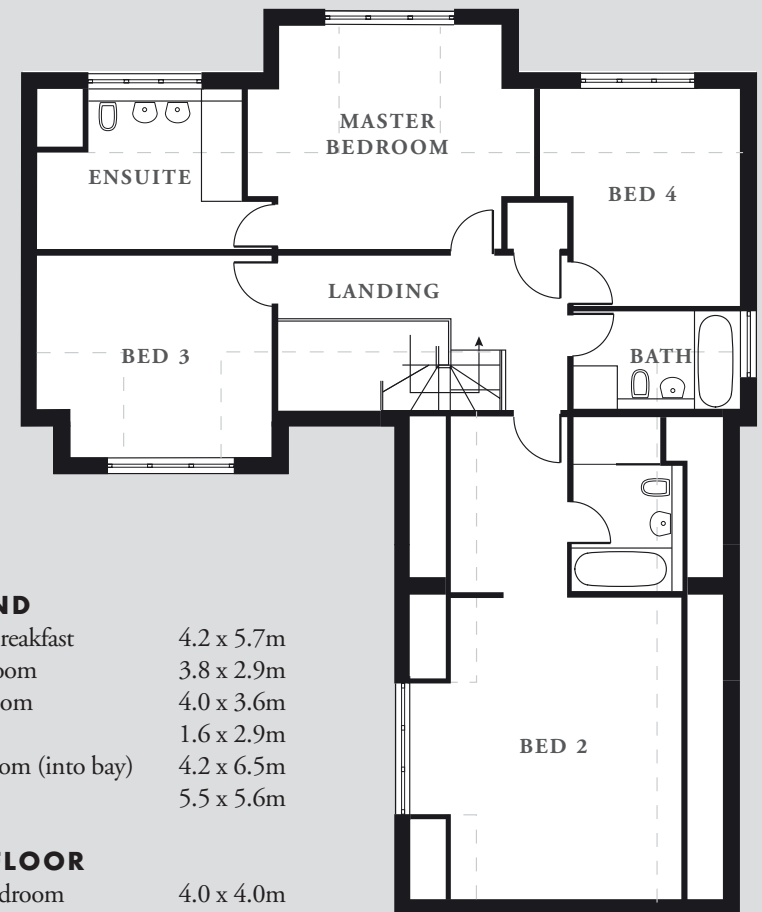


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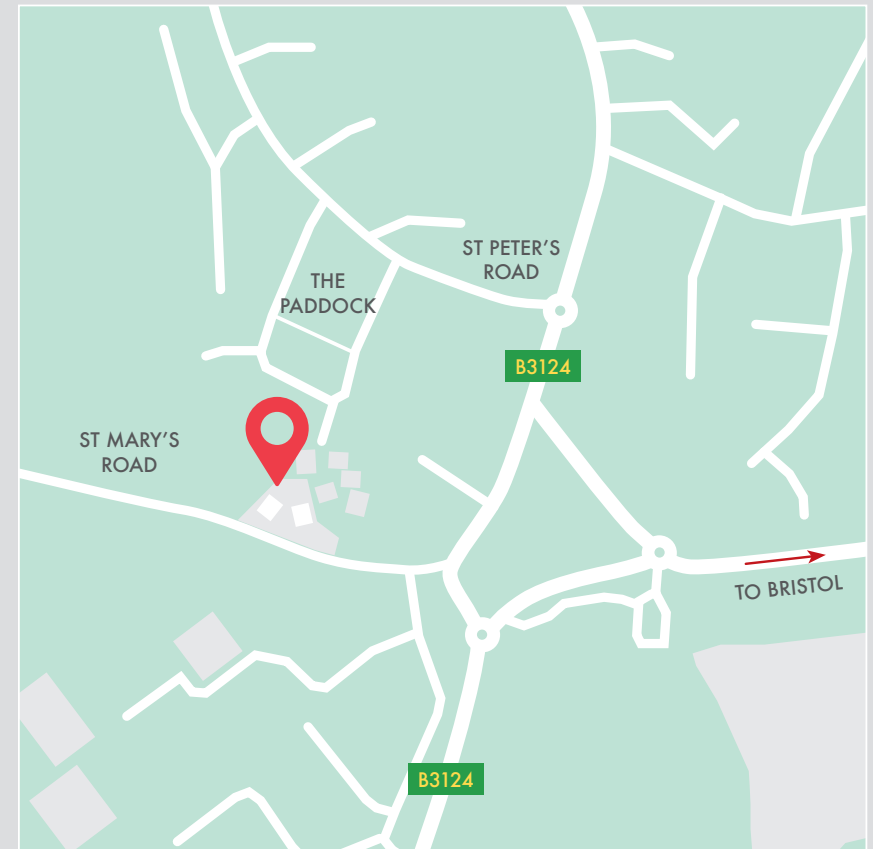


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PROPERTY INFORMATION

Planning reference number:

21/P/2544/FUL

The site has been cleared for development

Services:

Main water, electricity, gas and drainage are available

Local Authority:

North Somerset Council 01934 888 888

VIEWINGS

Strictly by appointment with Magenta Properties Ltd.

07973 837899



CREATING HOMES OF DISTINCTION

IMPORTANT NOTICE: Whilst every effort has been made to ensure accuracy, this brochure has been produced for illustrative purposes only. Information contained herein is provided for guidance and will not form any part of any contract or constitute any offer, representation or warranty. All areas, measurements, layouts and distances are referred to as a guide only. Room dimensions have tolerances and should not be used to determine measurements for appliances or items of furniture. For the purposes of the Property Mis-descriptions Act, Magenta Properties Limited reserves the right to alter and amend specifications and layouts without notice. All photographs and artists' impressions depict typical Magenta Properties Limited showhomes/layouts and are not necessarily plot specific.

Prior to reserving, all matters should be raised and confirmed with the Acting Sales Advisors

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