



**Somerset Court**  
**Stock Lane, Brinsea, Congresbury, Bristol, BS49 5JL**

**Robin King** | Estate Agents



# SOMERSET COURT, BRINSEA, CONGRESBURY, BRISTOL, BS49 5JL

A wonderful development opportunity with full planning permission granted to convert B1 offices into 3 new family homes in a popular location convenient for access to Bristol and beyond

- Full Planning Permission granted by North Somerset Council 16/07/2021 ref 21/P/1349/FUL
- No 1 – 3 bedroom end of terrace dwelling with parking to rear
- No 2 – 3 bedroom mid terrace dwelling with parking to the front
- No 3 – 4 bedroom end of terrace dwelling with parking to front and side
- Parking allocated for 3 visitors' cars

An exciting opportunity to create three separate dwellings, Nos. 1, 2 and 3 Somerset Court.

No. 1 is an end-of-terrace 3-bedroom dwelling with parking at the rear, No. 2 is a mid-terrace 3-bedroom dwelling with parking at the front, whilst No. 3 is a 4-bedroom dwelling with parking to front and side. An area has been allocated for the parking of up to three visitors' cars adjacent to the boundary to No. 1, and there is adequate shared drive space for vehicle turning on site.

Planning permission has been granted in full - Ref 21/P/1349/FUL.

Further details are available from Robin King, including the Design Access Statement, Energy Efficiency Statement, Bat Activity Survey Report. Please contact us with any queries.

**LOCATION** - Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton station, just 2 miles distant. There is easy access to the M5 motorway within approximately 7 miles from both Clevedon (Jct 20) and St. Georges (Jct 21). The surrounding countryside provides a wide range of activities including glorious walks on the doorstep, riding, golf, sailing, fishing and an outdoor pursuits centre, all within easy reach. The friendly village includes a variety of independent shops and businesses along with cafes, pubs and restaurants and leisure facilities. Educational opportunities are very good, with primary schooling within the village and secondary education at the Outstanding Churchill Academy and Sixth Form.



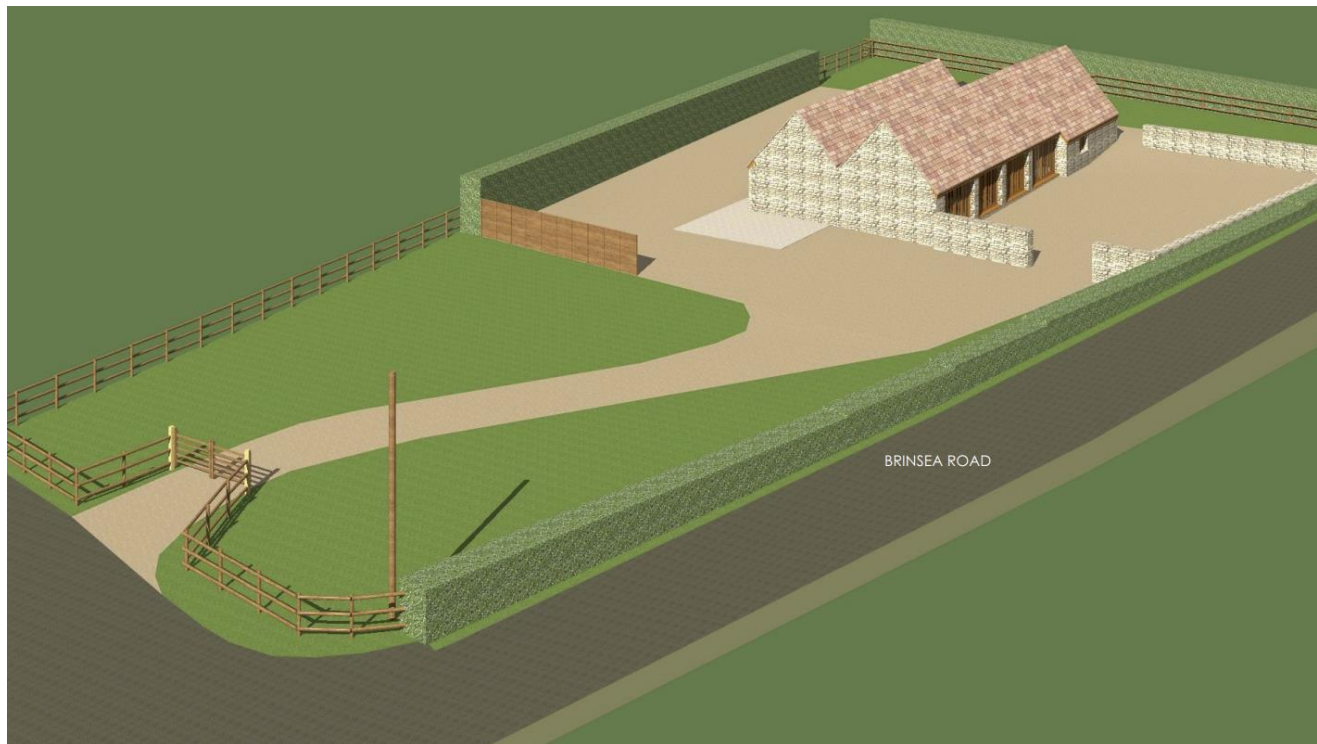




**DIRECTIONS** – From our office take the High Street B3133, passing through the village towards Langford. The High Street becomes the Brinsea Road, which becomes Stock Lane. Continue along and just after the Leonard Elms Care Home on the left, you will see the entrance to Somerset Court on the left.

**SERVICES** – Mains water and electricity, oil fired central heating, private drainage

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144



**1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: [post@robin-king.com](mailto:post@robin-king.com) Web Address: [www.robin-king.com](http://www.robin-king.com)  
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