

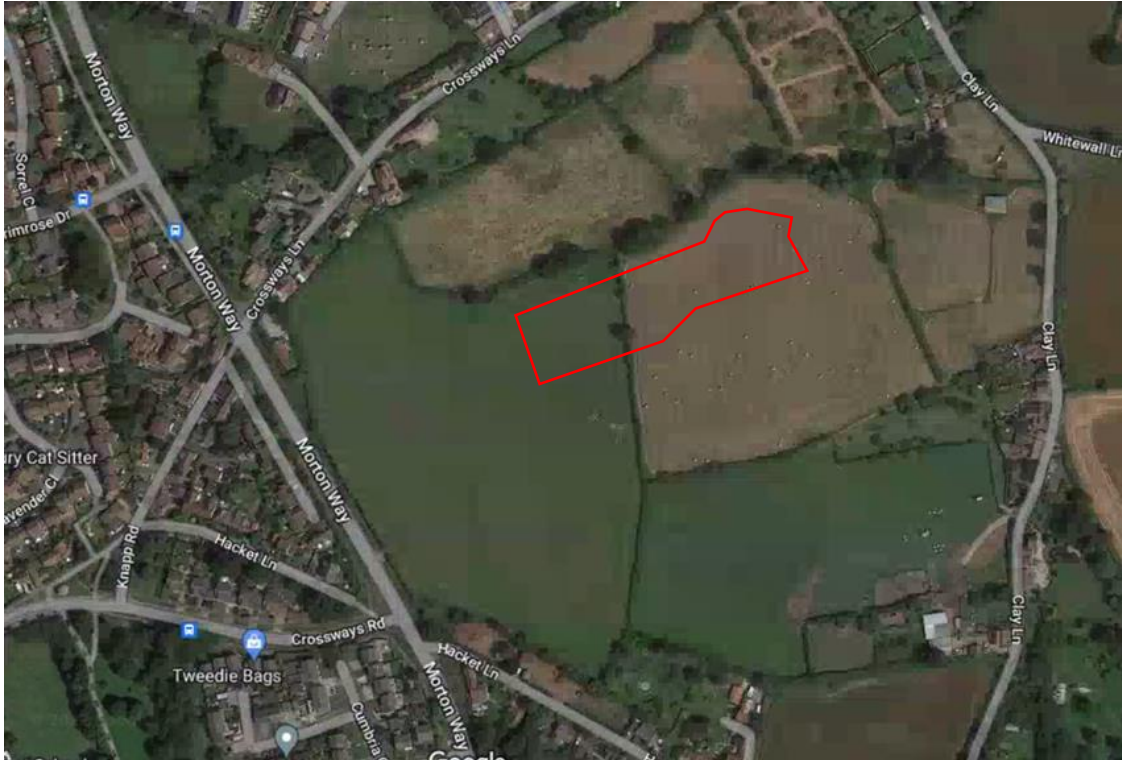
## ALL ENQUIRIES

# Thornbury: Land off Crossways Lane and Morton Way

Commercial Development Opportunity

**NORTH LETHERBY**  
CHARTERED SURVEYORS

**Hartnell  
Taylor Cook**



<https://www.google.co.uk/maps/@51.6117007,-2.5050749,528m/data=!3m1!1e3> what3words: efficient.immitate.appear

Red line plan for indicative purposes only

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## Development Land

- Freehold or Leasehold
- Sites available up to 0.8 hectares (2 acres) for commercial development
- The site benefits from outline planning consent for Class E, B2 and B8 uses

**SUBJECT TO CONTRACT**  
[www.htc.uk.com](http://www.htc.uk.com)

## Thornbury: Land off Crossways Lane and Morton Way

### Location

Thornbury is a busy market town, 12 miles north of Bristol, located in South Gloucestershire. The town has a growing commuter population.

Thornbury is located just off the A38, the main route into the town is the B4061 which passes through the centre and connects the A38 to the north and south.

From the A38 the motorway network is easily accessible and Thornbury is located 5 miles from the M4/M5 interchange.

Thornbury has seen a significant growth in population in recent years with hundreds of new homes developed by national house builders to the north of the town and further sites seeking planning consent.

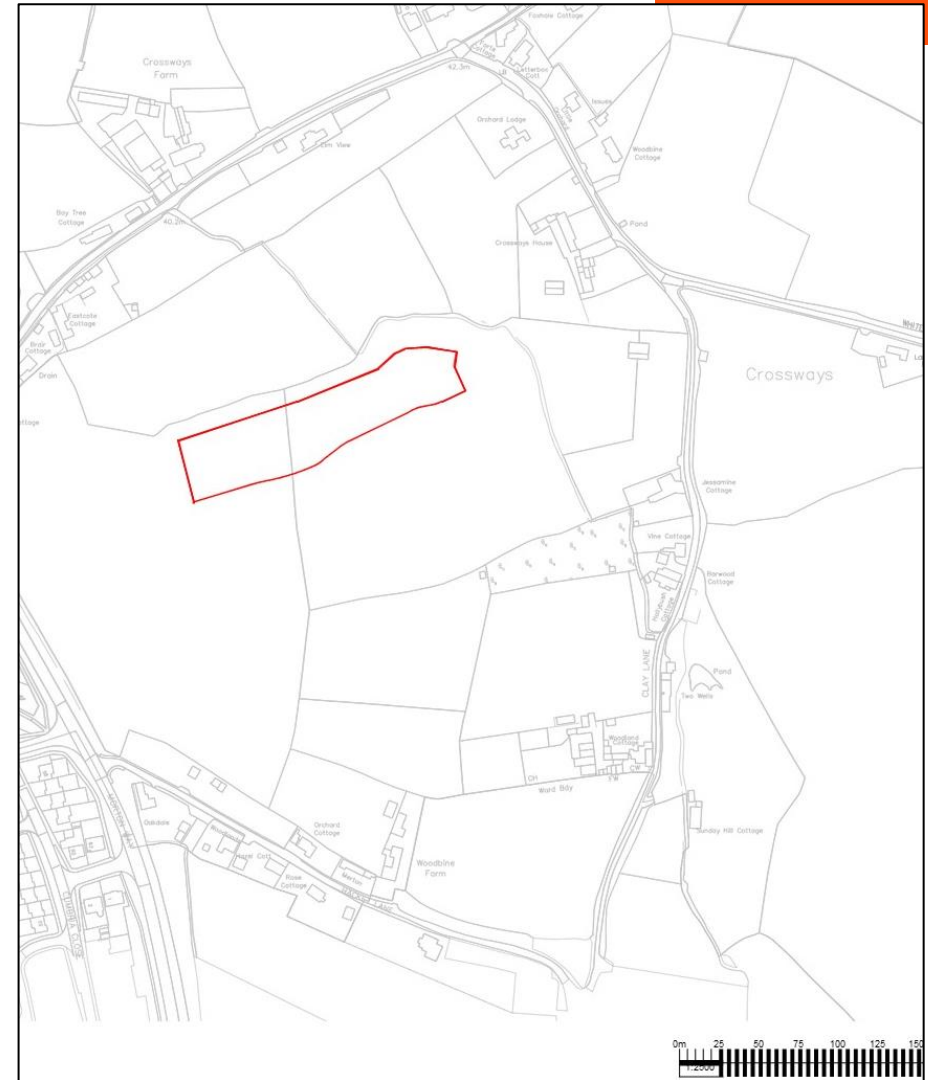
### Description

The site comprises a 0.8 ha (2 acre) parcel of land, as identified on the plan opposite outlined in red, it is located to the East of Thornbury between Morton Way and the A38. The site is currently used for grazing, enclosed by hedgerow and with a new access to be determined.

The Concept Plan below indicatively shows the location for up to 0.8 ha of employment land, shaded purple, within the wider residential development.

The approved Reserved Matters layout below identifies the employment land outlined in blue.

The sale plans included have been prepared for guidance only.



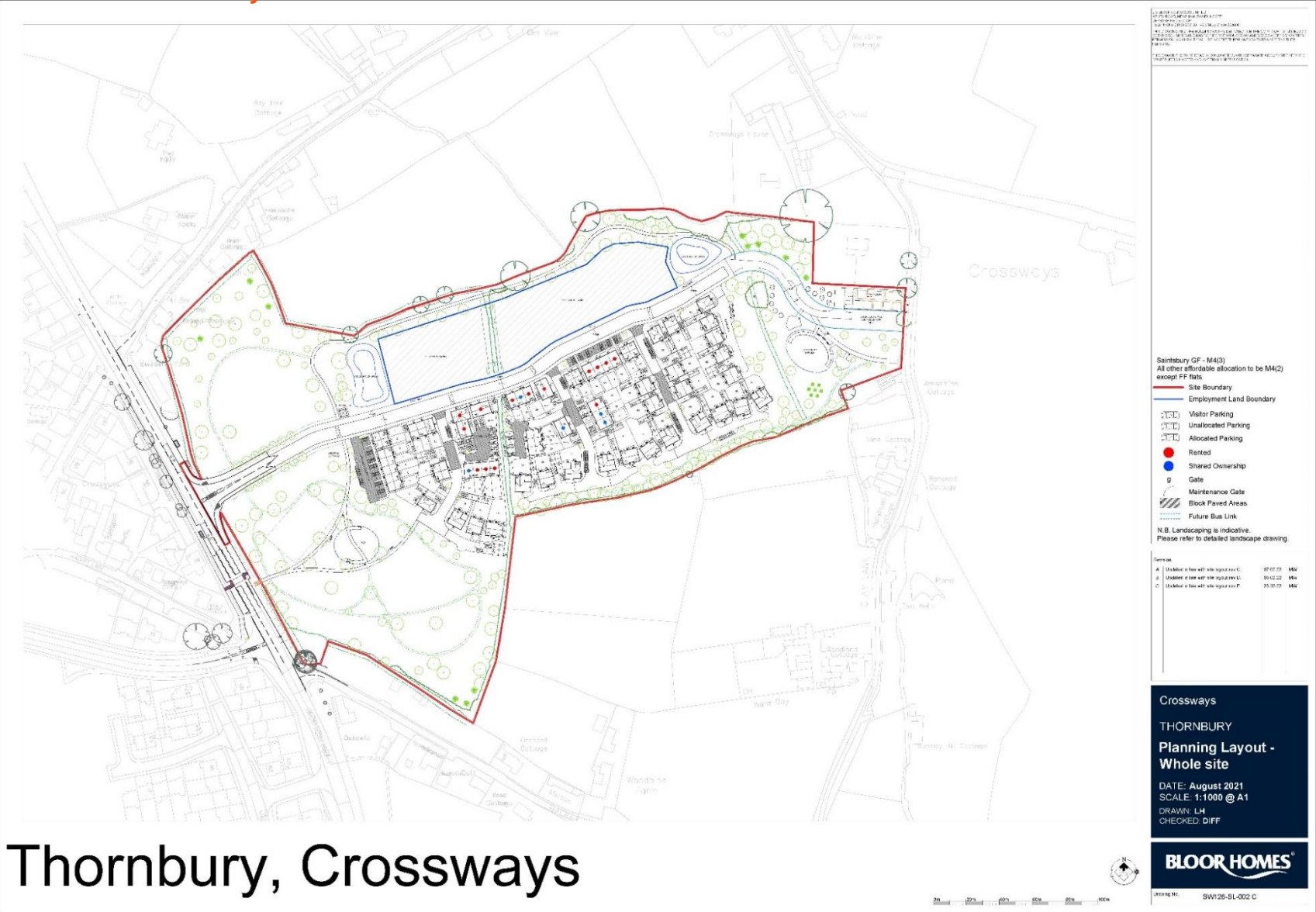
**Thornbury: Land off Crossways Lane and Morton Way**

**Concept Plan**



**Thornbury: Land off Crossways Lane and Morton Way**

**Reserved Matters Layout**



**Thornbury, Crossways**

## Thornbury: Land off Crossways Lane and Morton Way

NORTH LETHERBY  
CHARTERED SURVEYORS

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Taylor Cook

### Planning Consent

The entire site benefits from an outline planning consent P19/8659/0 for the development of up to 80 dwellings and up to 1 ha of B1, B2, B8 Employment Land (Outline). In June 2022 the reserved matters application P21/06953/RM was permitted.

Copies of the planning permission and associated support documents are available on request and accessible via the South Gloucestershire Planning Portal.

### Tenure

Available freehold or leasehold with vacant possession on completion.

### Rights of Way, Easements & Covenants

The property is sold subject to all rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements, and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these parties or not and to the provisions of any planning scheme of the County or Local Authorities.

### Access

The site will be accessed following completion of the access road identified on the outline consented plan connecting Morton Way to the site.

### Services

Parties are advised to make their own enquiries of the supply companies in respect of their specific requirements for the development of the site.

### Local Authority/Planning Enquiries

South Gloucestershire Council

T: 01454 868009

W: [www.southglos.gov.uk](http://www.southglos.gov.uk)

## Thornbury: Land off Crossways Lane and Morton Way

### Legal & Professional Costs

Each party to bear their own costs incurred in the transaction.

### VAT

Proposals should be expressed exclusive of VAT.

### Viewing

Only by prior appointment with the Agents.

### For further information or to arrange an inspection of the site, please contact the below:

#### Alex Halle

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07442 241 844

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### SUBJECT TO CONTRACT

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