

Bridge House Farm Siston Common, Bristol, BS30 5LS



Exceptional development opportunity • Full planning permission granted for the erection of a church and community facility • The site includes ample parking, cycle storage, pedestrian-friendly pathways and the versatile community space • Potential for commercial or residential development (STPP) • Open viewings days - Thursday 13 Feb, 10.30 - 12pm & Tues 25 Feb, 10.30 - 12pm by appointment only • For sale by informal tender offers due by 12 noon on the 12th March 2025

Guide Price
£1,200,000

Bridge House Farm

Siston Common, Bristol, BS30 5LS

Perry Bishop are excited to offer this incredible and unique development opportunity, the site was granted planning permission for demolition of existing commercial buildings, retention of existing dwelling as presbytery and erection of church and community facility at Bridge House Farm, Siston Common, BS30 5LS

Nestled in the serene and picturesque surroundings of Siston Common, this site offers a unique opportunity for a transformative development. The planning permission allows for the demolition of existing commercial buildings (which have been completed), the retention of an existing dwelling (currently rented out) as a presbytery, and the creation of a distinctive 15,500 sqft church and community facility.

Positioned near the ridge of Siston Common, providing elevated views and easy access to local amenities this modern church and community facility designed to integrate into the natural landscape with architectural sensitivity. The current dwelling preserved as part of the project, offering residential potential as a presbytery. A thoughtful site layout includes ample parking, designated cycle storage, pedestrian-friendly pathways and the versatile Community Space, approved for a range of uses, perfect for gatherings, events, and services, all within an environmentally conscious framework.

This property combines rural charm with modern functionality, presenting a rare opportunity to create a landmark development in a thriving community. Ideal for investors or organizations looking to establish a significant presence in this very accessible location.

Location & Amenities

The Siston Common, Bristol area enjoys easy access to the city's shops, restaurants, and cultural attractions. The area has excellent transport links, with regular buses and easy access to the M4 and M5 motorways, making it an ideal location for commuters. There are several parks and green spaces nearby, including the popular Kingswood Park. The area is served by several primary and secondary schools including the highly regarded Two Mile Hill Primary School. There are also plenty of amenities in the area, including supermarkets, shops, and restaurants.

Directions

What Three Words: [///angle.supper.retire](#)

Viewings

1. Thursday 13th February 2025, 10.30am - 12pm
2. Tuesday 25th February 2025, 10.30am - 12pm

Viewings are by appointment only - please contact the team on 01285 646770 to book.

Services & Tenure

The property will be sold with freehold title.

The existing property is connected to Mains Water and Electricity. Drainage is via a cesspit.

Town & Country Planning

The site enjoys right of way over the land and there are no covenants and is not Listed or within AONB / conservation area. The land does not have any history of flooding.

Local Authority: South Gloucestershire Council - www.southglos.gov.uk

Method of Sale

The site is offered for sale by informal tender, offers must be made in writing no later than 12 noon on Wednesday 12th March 2025.

These should be submitted on the offer form which is available from ourselves, so as to ensure that all information required is received. The offer may be returned by hand or posted to our Cirencester office or by email to landandnewhomes@perrybishop.co.uk

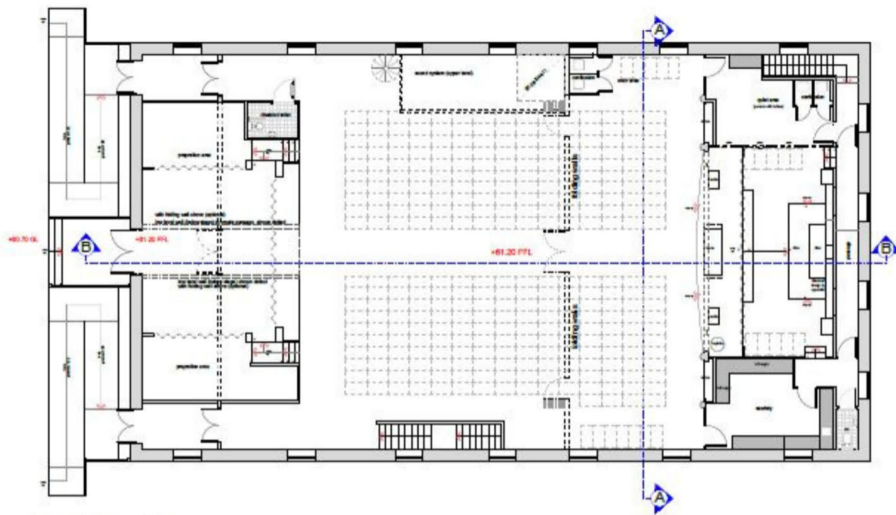
It is the bidder's responsibility to ensure that their offer is received by the prescribed deadline, and the vendor is not bound to accept the highest or any offer. A decision will be made as soon as possible before or after the closing date, with all parties that have made an offer being notified accordingly.

Information Pack

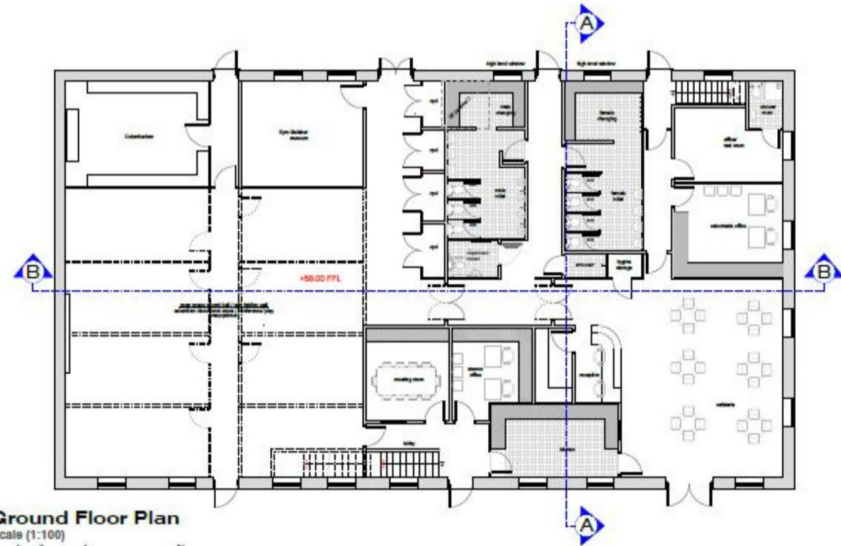
An information pack is available upon request via the agent.

Additional Note

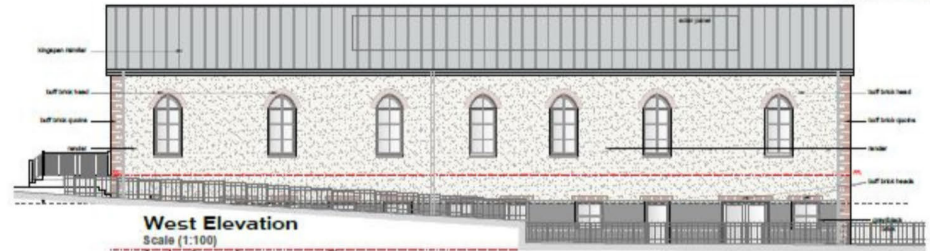
An outline planning application was approved with conditions on the 16th June 2017 for the demolition of the existing dwelling and outbuildings and the erection of 8. no dwellings with access and layout to be determined and all other matters reserved which has obviously lapsed. The scheme layout is shown within these particulars.



First Floor Plan
Scale (1:100)



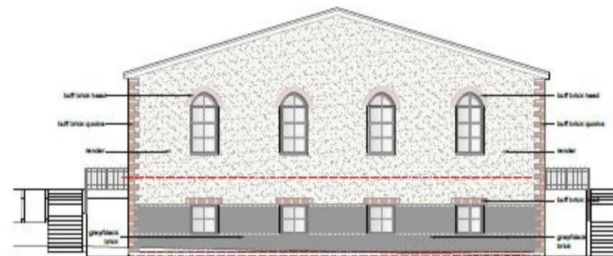
Ground Floor Plan
Scale (1:100)



West Elevation
Scale (1:100)



East Elevation
Scale (1:100)



South Elevation
Scale (1:100)



North Elevation
Scale (1:100)

MATERIALS

Roofing:

- kingspan roofing or similar

Walls:

- North Elevation - Stone/buff brick head & Quoins
- South Elevation - Black/Grey brick
- Render / Buff brick head & Quoins
- East Elevation - Black/Grey brick
- Render / Buff brick head & Quoins
- West Elevation - Black/Grey brick
- Render / Buff brick head Quoin

Joinery:

- upvc / aluminium timber TBC

Rainwater goods:

- half round gutters with matching down pipes

Revisions:
A: 20.08.22, JM - revised as per planners comments
B: 15.11.22, JM - revised cladding material
C: 02.12.22, JM - material revisions added

CollierReading Architects

Chartered Architects
Crowthorne Studio
344 Chichester Street
Windsor, W6 3PJ
01753 638850
enq@collierreading.co.uk

Client: St Thomas Gyro Mabeber Catholic Community
Job: Proposed Church & Community hall, Bridge House Farm, Siston Common, Brack, BS30 9LS

Title: Proposed Church & Community Hall, Floor Plans & Elevations

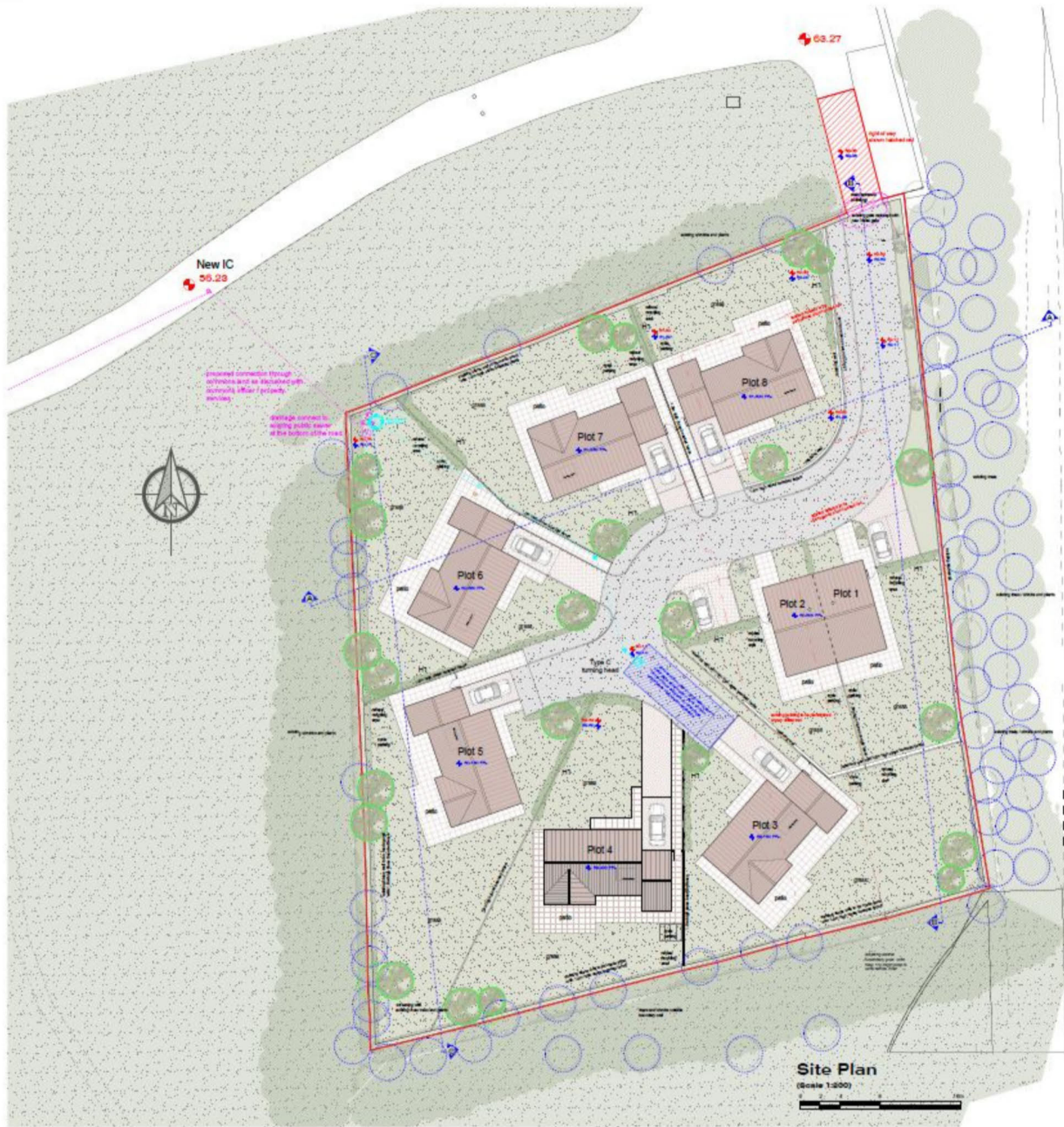
Scale: 1:100 @A1 Sheet

Date: November 2020

Drawn: JM **Checked:** JM

Obj No: 6003 103 C





Environmental Assessment (EIA) / Environmental Impact Assessment (EIA)
 This plan has been prepared in accordance with the requirements of the Planning Act 2008 and the Planning Regulations 2015. It is intended to provide information to the planning authority and the public on the likely effects of the proposed development on the environment.

Planning Policy and Constraints
 The proposed development is subject to the following constraints:
 • Flood Risk: The site is located in a flood risk area. Flood risk assessments have been carried out to assess the risk of flooding to the proposed development and the surrounding area.
 • Air Quality: The site is located in an area of low air quality. Air quality assessments have been carried out to assess the impact of the proposed development on air quality.
 • Noise: The site is located in an area of low noise levels. Noise assessments have been carried out to assess the impact of the proposed development on noise levels.

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MATERIALS

- Roofing:**
 • clay tiles
- Walls:**
 • render
 • brick
 • horizontal timber cladding
- Joinery:**
 • upvc / timber
- Site Area - 0.44 hectare

A 4174

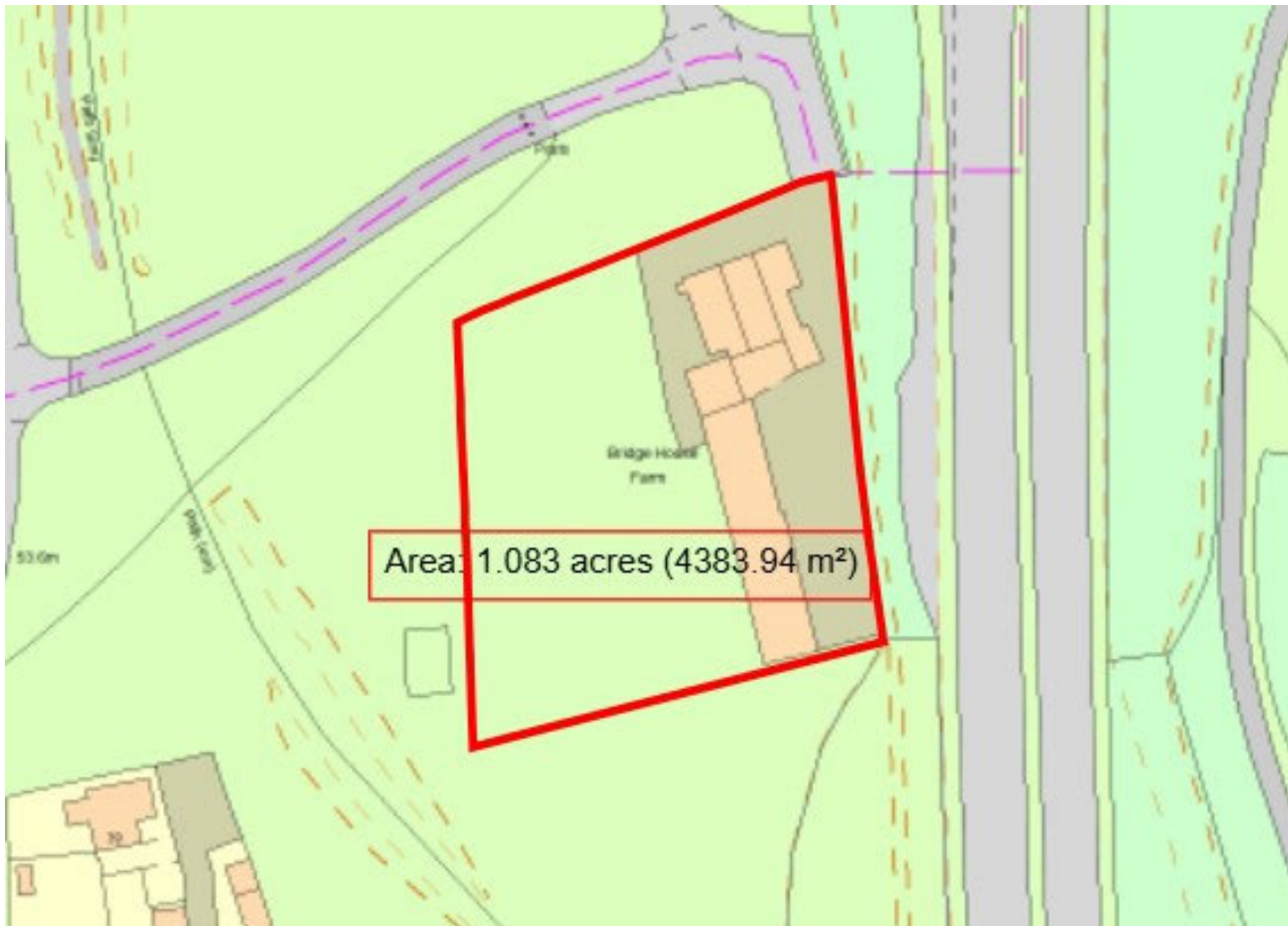
- Landscaping Key:**
- concrete slabs 600x600mm
 - grass
 - lawn
 - brick paving
 - hedge
 - Existing Tree
 - New Tree
 - Tree removed
- Boundary fence

KEY			
Plot	Type	Parking	Area
01	3 bed house	carport (2 space)	90 sqm
02	3 bed house	carport (2 space)	90 sqm
03	4 bed house	carport (2 space)	131 sqm
04	4 bed house	carport (2 space)	131 sqm
05	4 bed house	carport (2 space)	131 sqm
06	4 bed house	carport (2 space)	131 sqm
07	4 bed house	carport (2 space)	131 sqm
08	4 bed house	carport (2 space)	131 sqm
Total			966 sqm
Site Area	4400 sqm	1.08 acre	0.44 hectare

Collier Reading Architects
 Chartered Architects
 Church House, Station
 30A Chesham Street
 Walsley, S61 2PU
 01773 818181
 mail@collierreading.co.uk

Client: St Thomas Syro Malabar Catholic Community
 Proposed Residential Development, Bridge House Farm, Station Common, Brackley, BS30 5LS
 Proposed Residential Development Site Plan, Location Plan
 Scale: 1:200, 1:1250 @A1 Sheet
 Date: January 2021
 Drawn: JMJ Checked: SR

6252 100



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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