

Gowan Croft, Church Lane, Lower Failand



A rare opportunity to build a contemporary detached eco home with adjoining land situated in a peaceful and superb elevated setting overlooking a gentle valley of unspoilt countryside

(In all 2.53 acres)

Bristol City Centre 8.3 miles, Clifton 5 M5 (J19) 3.1 miles, Cribbs Regional Shopping Centre 9.5 miles, Bristol Temple Meads Rail Station 7.4 miles, Bristol Airport 8.5 miles
(All distances are approximate)

Situation

Gowan Croft is situated at the end of a private no through lane in a completely tucked away setting, in an elevated and enviable position. The property is surrounded by a gentle valley and commands lovely open views of the surrounding countryside.

The property, as a whole, comprises a timber single storey detached dwelling, with planning consent, ancillary outbuildings, garden, an adjoining field with stream frontage, a further adjoining field with access to Failand Lane and a small parcel of ground further along Failand Lane.





Gowan Croft

Planning consent was granted in May 2021 by North Somerset Council to demolish the dwelling, summer house/cabin and stores to erect a four bedroom detached two storey house with a gross external area of about 200 sq m, with living accommodation arranged on the first floor, designed to take advantage of its setting and views.

Ref : 20/P/3161/FUL - "Demolition of existing dwelling and annexe and erection of a new dwelling with associated landscaping."

In addition Lot I was granted a "Certificate of Lawful Development for the erection of a building Ref : 20/P1093/LDE". This consent refers to the existing summer house/cabin.

There is a further consent Ref : 19/P2685/FUL of the double garage, adjoining store, and adjacent store only, for "Change of use of Outbuilding to a residential dwelling (use class C3)."

Outside

Gowan Croft is approached over a private access which leads to a double garage with adjoining store room, an adjacent detached store room, and additional parking in front of the garage. The private access also continues to a farm gate through which access is gained to the dwelling house.

The garden, which principally has post and rail fencing along its boundary, has an open aspect over the valley towards the south, west and north. There are timber outbuildings including a bat house. Adjoining to the north, is a gently sloping field with a shallow stream meandering around its boundary.

In all about 2.53 acres.

Rights of Way

A public footpath runs along the perimeter of part of the east boundary of Lot I and exits to the north on to adjoining farmland.

Property Information

Services Main water and electricity connected. Private drainage.

Local Authority North Somerset Council 01934 888 888

Agent's Note

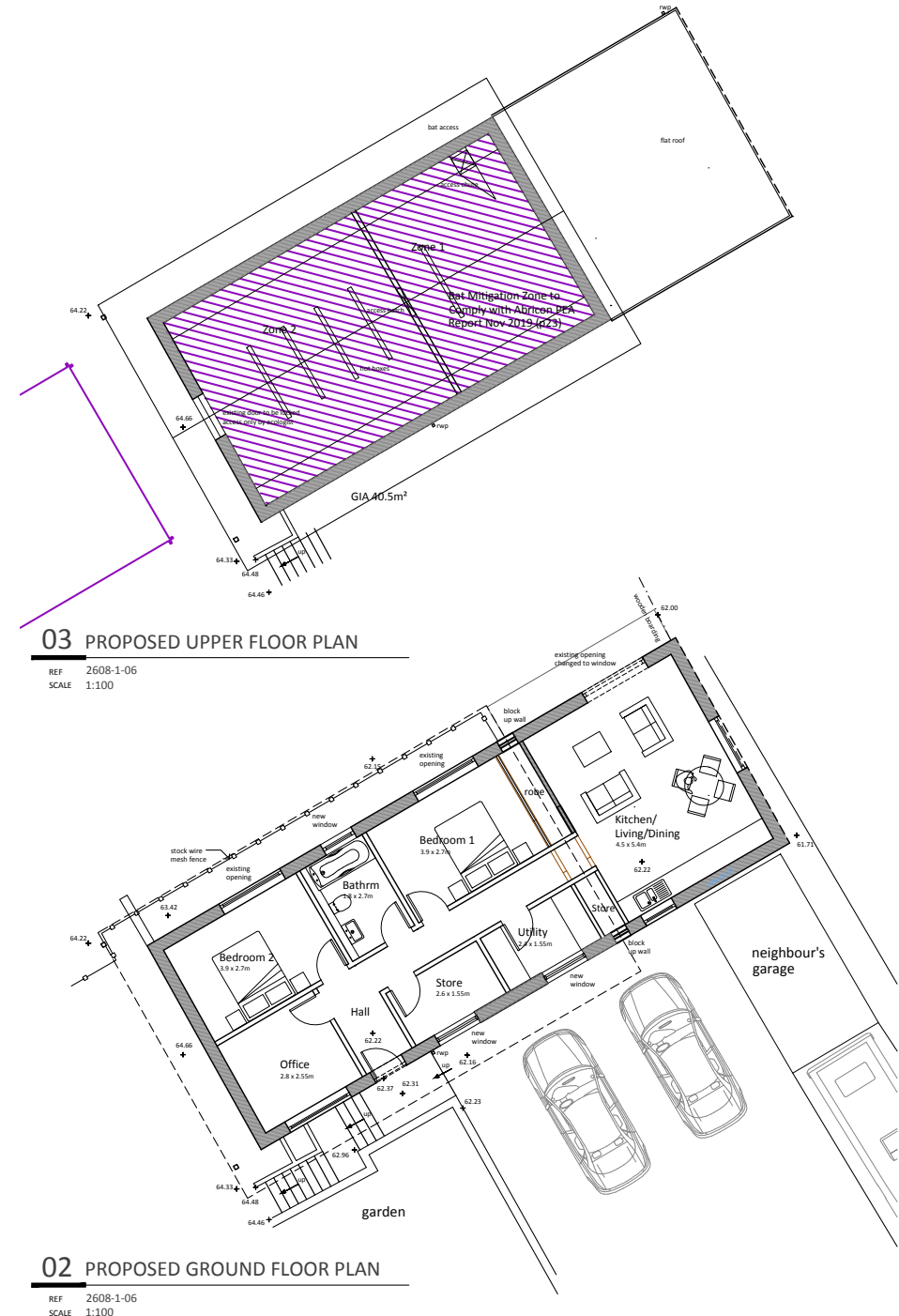
Please note that Lot II and Lot III will not be sold prior to Lot I. If Lot I and Lot II are sold separately, the purchaser of Lot II will be responsible for erecting a stock proof fence across the reinforced grass bridge enclosing and separating the two Lots.

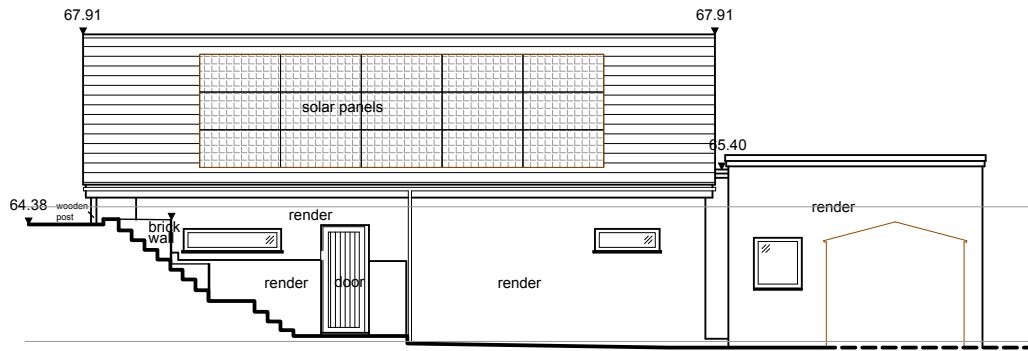
Directions (Postcode BS8 3SP)

When in Lower Failand, pass the Church on the right hand side and take the first turning right into Church Lane, a no through lane. Continue, branching to the right where the lane forks, and continue to the very end. Turn left, in front of The Dell and pass Snowdrop Cottage. Continue upwards, and the garage and parking for Gowan Croft is seen on the right hand side.

Note

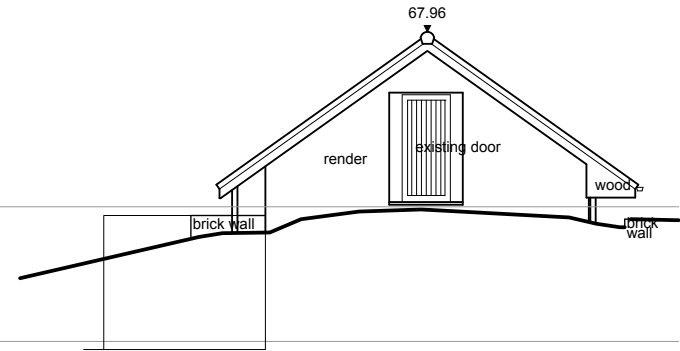
The Computer Generated Images shown are for illustrative purposes only and not to be relied upon.





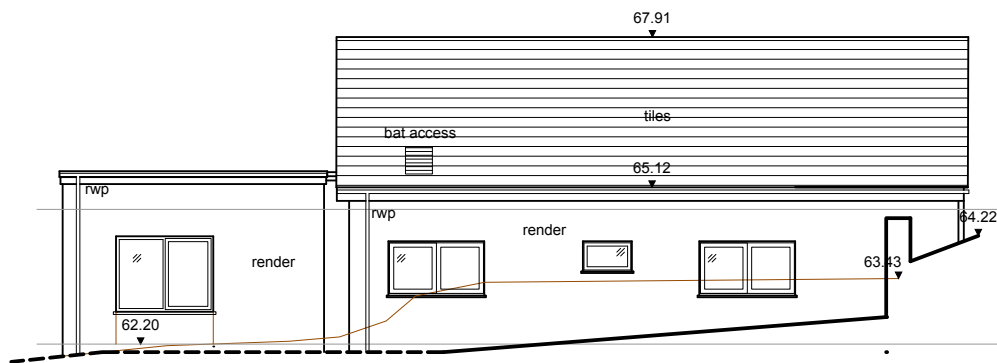
Datum 60.00

South East Elevation



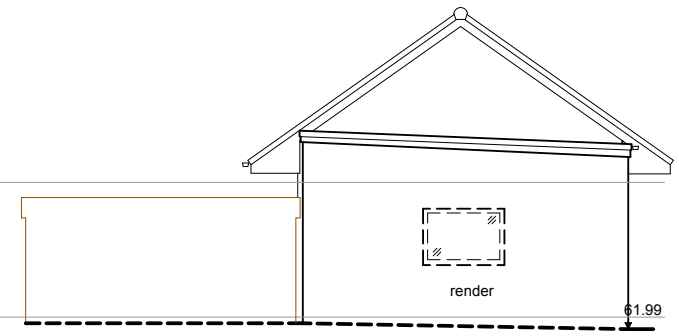
Datum 60.00

South West Elevation



Datum 60.00

West North Elevation

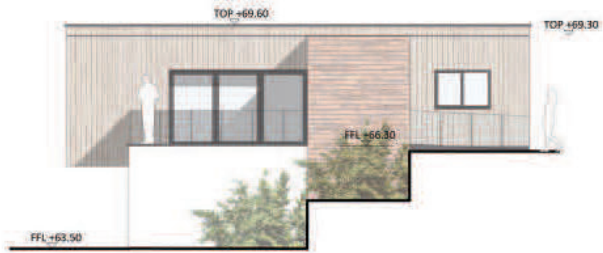


Datum 60.00

North East Elevation

04 PROPOSED ELEVATIONS

REF 2608-1-06
SCALE 1:100



01 Proposed South East Elevation

REF 2757.3.20
 SCALE 1:100
 SCALE METRES
 0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m



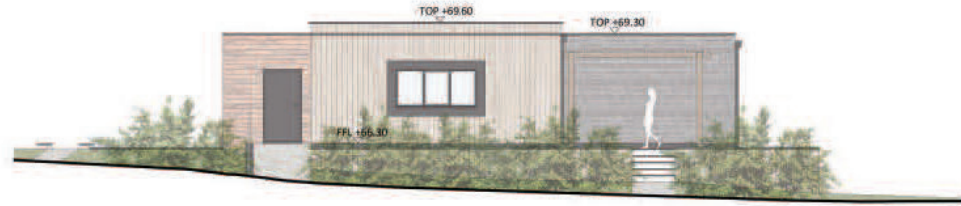
02 Proposed North West Elevation

REF 2757.3.20
 SCALE 1:100



03 Proposed South West Elevation

REF 2757.3.20
 SCALE 1:100



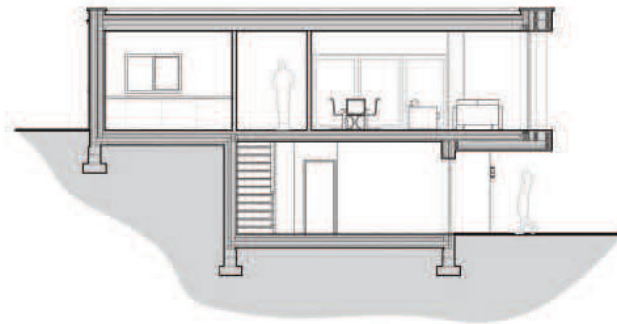
04 Proposed North East Elevation

REF 2757.3.20
 SCALE 1:100



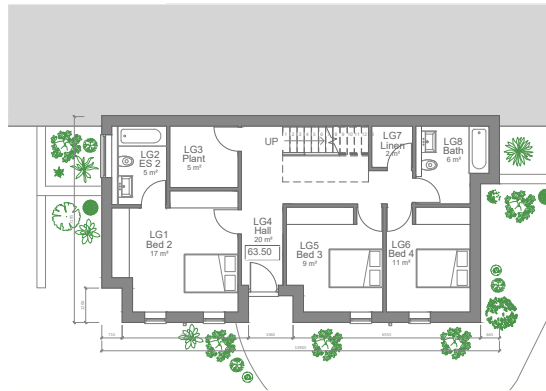
05 Proposed Section AA

REF 2757.3.20
 SCALE 1:100



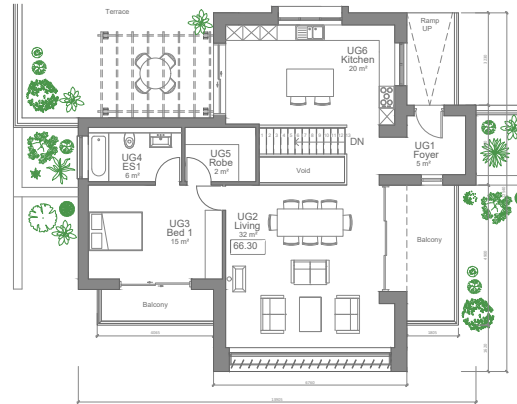
06 Proposed Section BB

REF 2757.3.20
 SCALE 1:100



01 Proposed Lower Ground Floor Plan

REF: 2757.3.21
SCALE: 1:100



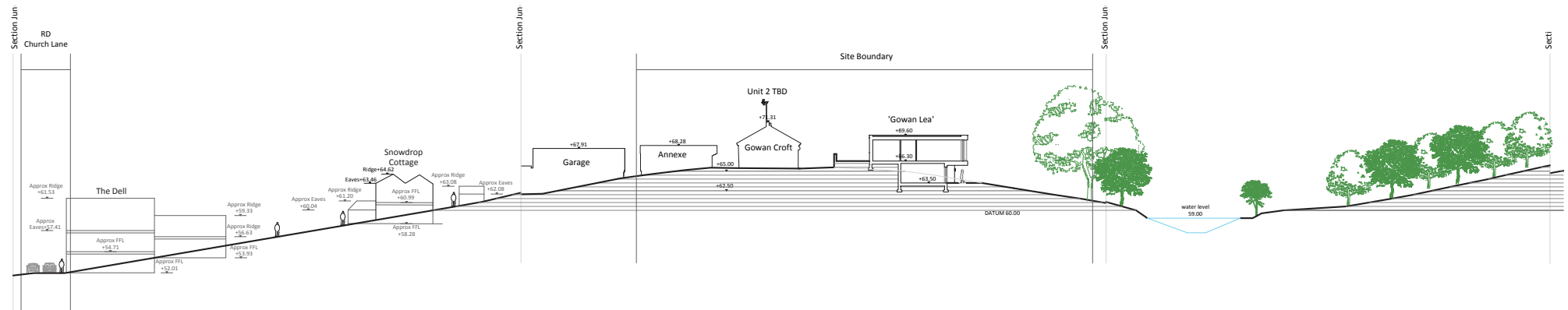
02 Proposed Upper Ground Floor Plan

REF: 2757.3.21
SCALE: 1:100



03 Proposed Roof Plan

REF: 2757.3.21
SCALE: 1:100



01 Proposed Site Section

REF: 2757.3.22

Knight Frank Bristol
Regent House, 27A Regent Street
Clifton, Bristol
BS8 4HR
knightfrank.co.uk

I would be delighted to tell you more
James Toogood
james.toogood@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated 05/01/2022. Photographs and videos dated 05/01/2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.