Hartnell Taylor Cook

FOR SALE

Development Land

Land Off Crossways Lane And Morton Way, Thornbury, BS35 3UE

Development Land off Crossways Lane, Thornbury

2 Acres

(0.81 Hectares)

- Freehold or Leasehold
- Sites available up to 0.8 ha (2 acres) for commercial development
- Outline planning consent for Class E, B2 and B8 uses

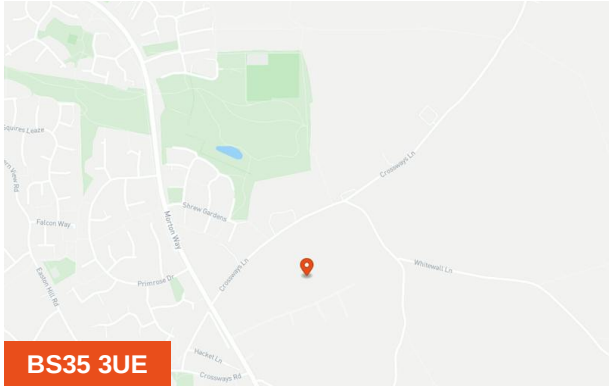
Development Land, Land Off Crossways Lane And Morton Way, Thornbury, BS35 3UE

Summary

Available Size	2 Acres
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

Land in plots upto 2 acres.



Viewing & Further Information

Freddie Myatt
0117 923 9234 | 07385 045218
Freddie.Myatt@htcre.co.uk

Andrew Batchelor
0117 946 4510
andrew.batchelor@htc.uk.com

Abbie Doherty-Short
07766 274 041
abbie.dohertyshort@htcre.co.uk

Hartnell Taylor Cook LLP is a Limited Liability Partnership registered in England and Wales OC 313211 and is regulated by the RICS. Hartnell Taylor Cook LLP for themselves and for the vendor or lessor of this property, give notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness No person in the employment of Hartnell Taylor Cook LLP has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor Unless otherwise stated, all prices, rents and other charges are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation No responsibility can be accepted for any expenses incurred by the intending purchasers or lessees in inspecting properties that have been sold or withdrawn Unless expressly stated any intended purchasers or lessees must satisfy themselves independently as to the instance or otherwise of any noxious substance. Generated on 27/10/2026

NORTH LETHERBY
CHARTERED SURVEYORS

Hartnell Taylor Cook

ALL ENQUIRIES

Thornbury: Land off Crossways Lane and Morton Way

Commercial Development Opportunity

https://maps.app.goo.gl/yGp9dhb8BZkMUMfC8

what3words: efficient.immitate.appear

Red line plan for indicative purposes only

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

Nightingale House
Redland Hill
Redland
Bristol
BS6 6SH
T. 0117 923 9234

Freddie Myatt
Mobile:
07385 045 218
Email:
freddie.myatt@htcre.co.uk

Andrew Batchelor
Mobile:
07836 744 015
Email:
andrew.batchelor@htcre.co.uk

James North
Direct Dial:
01454 631 575
Mobile:
07799 693989
Email:
james@northletherby.com

SUBJECT TO CONTRACT

www.htc.uk.com

NORTH LETHERBY
CHARTERED SURVEYORS

Hartnell Taylor Cook

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.

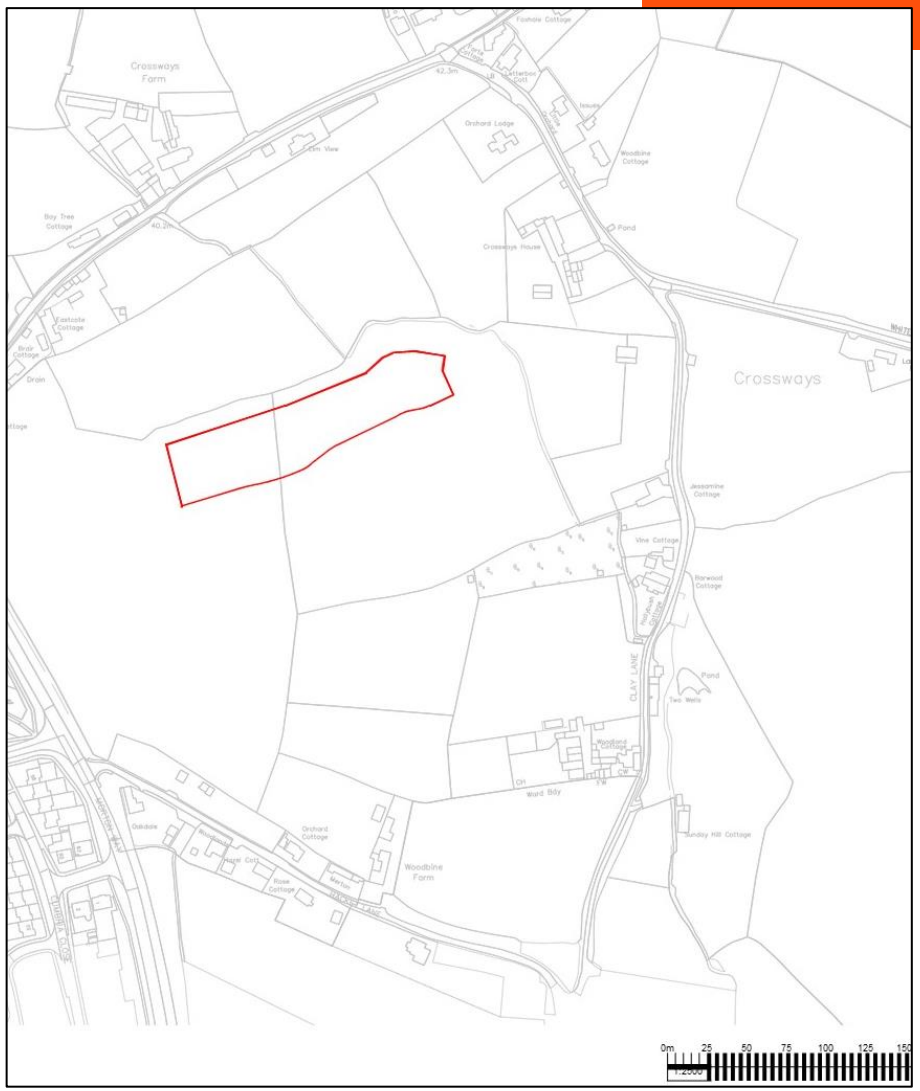
Description

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.



NORTH LETHERBY
CHARTERED SURVEYORS

Hartnell Taylor Cook

Thornbury: Land off Crossways Lane and Morton Way

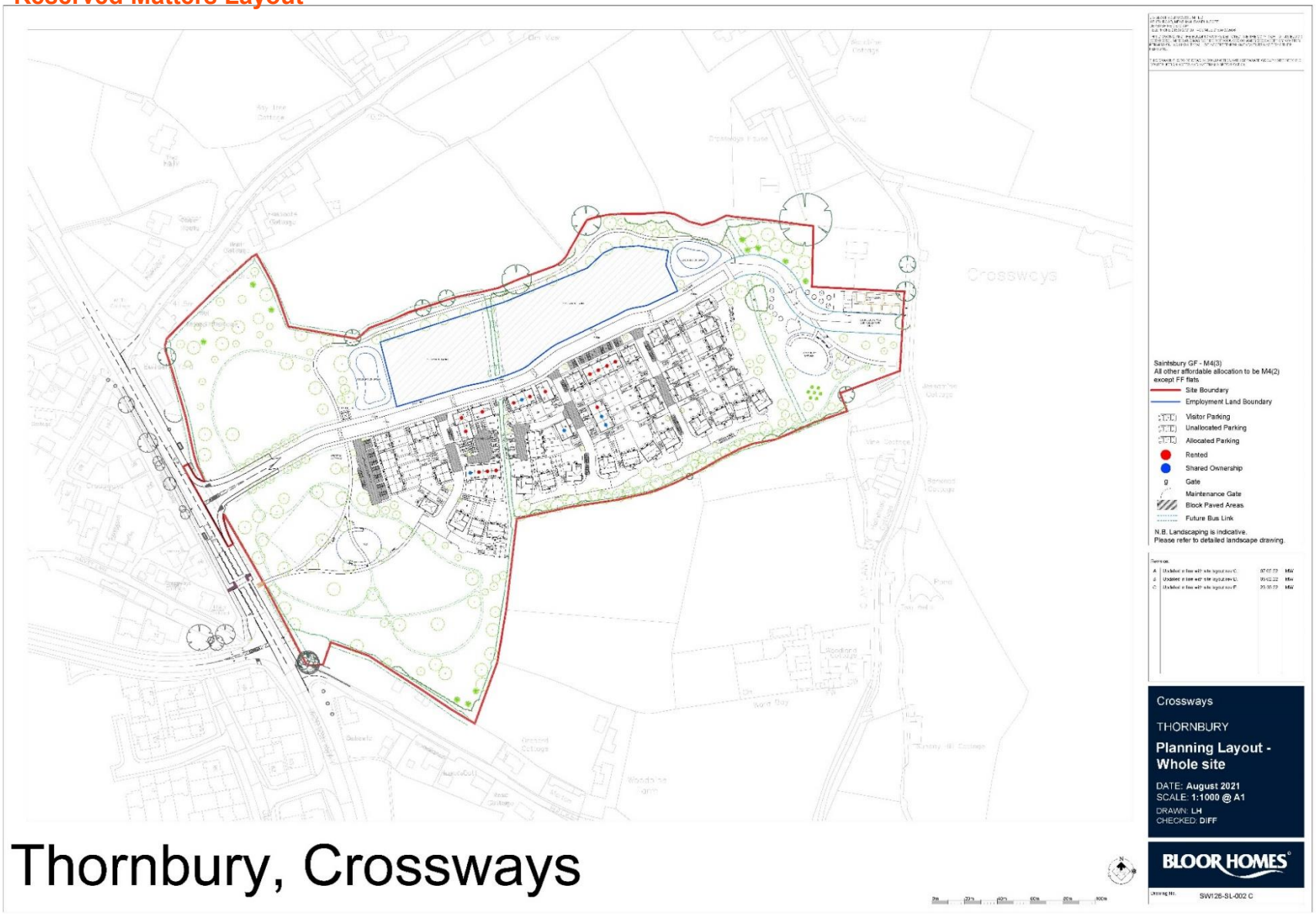
Concept Plan

NORTH + LETHERBY
CHARTERED SURVEYORS

Hartnell Taylor Cook

Thornbury: Land off Crossways Lane and Morton Way

Reserved Matters Layout



Thornbury, Crossways

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

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:

Freddie Myatt
Mobile:
07385 045 218
Email:
freddie.myatt@htcre.co.uk

Andrew Batchelor
Mobile:
07836 744 015
Email:
andrew.batchelor@htcre.co.uk

James North
Direct Dial:
01454 631 575
Mobile:
07799 693989
Email:
james@northletherby.com

SUBJECT TO CONTRACT
Date of Production: February 2026

Hartnell Taylor Cook LLP is a Limited Liability Partnership registered in England and Wales OC 313211.
Hartnell Taylor Cook LLP is regulated by the RICS.
Hartnell Taylor Cook LLP for themselves and for the vendor or lessor of this property, whose agent they are, give notice that:

- These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract;
- All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness;
- No person in the employment of Hartnell Taylor Cook LLP has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor;
- Unless otherwise stated, all prices, rents and other charges are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction;
- All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation;
- No responsibility can be accepted for any expenses incurred by the intending purchasers or lessees in inspecting properties that have been sold or withdrawn;
- Unless expressly stated any intended purchasers or lessees must satisfy themselves independently as to the instance or otherwise of any noxious substance