



67 BARRY ROAD

Oldland Common, Bristol, BS30 6QY

DJ&P | RESIDENTIAL

# 67 BARRY ROAD

Oldland Common, Bristol, BS30 6QY

## FOR SALE

- Three Bedroom Detached
- Nursery – Currently Let
- Site extends to approximately 3.13 ha
- Gardens
- Agricultural Occupancy Condition – see Special Condition

• **£800,000**

North Bristol & Gloucestershire Office  
Well House, The Chipping, WUE, GL12 7AD  
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Tel 03300 537200  
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## SPECIAL CONDITIONS OF SALE

This residential property is subject to an Agricultural Occupancy Condition which stipulates that the occupier must be employed (or previously employed) in agriculture or forestry in the locality.

## DESCRIPTION

A west facing three bedroom detached property including nursery located in the village of Oldland Common on the outskirts of Bristol. The whole site extends to approximately 3.13 ha. It is approximately 8 miles between Bristol and Bath. The Village lies on the Avon Valley Railway, a three mile long Heritage Railway which is served by the Oldland Common Railway.

The Nursery adjoins to the north and east and is let to Chief Trading Post see details below.

## ACCOMMODATION

To the ground floor is a porch leading to the entrance hall with cloakroom. The lounge has a stone fireplace with an open fire and with patio doors leading to the garden. There is a separate dining room and the kitchen with breakfast areas has fitted wall and base units, gas hob and plumbing for a dishwasher and leads to the utility room with sink and gas boiler and a fire door leading to the garage.

On the first floor are three bedrooms and the master bedroom enjoys triple aspect windows, en-suite shower room, and study. There is also a family bathroom on this floor.

## OUTSIDE

There is double garage with up and over door, ample parking and driveway to front with central island. Access to the enclosed rear garden is via both sides and is laid to lawn with flower borders and mature trees. There is a summer house and patio area, former greenhouse now used as a seating area and timber store shed to the side.

## NURSERY

The Nursery includes a range of glasshouses with former store converted into a café and are currently let. The terms of the tenancy are currently being re-negotiated. The current annual rent is £16,210.80 which is paid in two instalments of 1<sup>st</sup> October & 1<sup>st</sup> April. The tenant is responsible for maintaining the property in no worse condition as at 1 Oct 1995. The lease will expire in 2030. The business will be unaffected.

## AGENTS NOTES

The property will be sold subject to a Development clause that in the event if the grant of planning permission for the development of the nursery, buildings or land the purchaser or their successors in title are liable to pay 60% of the uplift in value on the granting of planning permission for a period of 50 years from the date of completion.

## LOCAL AUTHORITY

South Gloucestershire Council. Tel 01454 868686

## EPC

EPC Rating D.

## TENURE

Freehold with vacant possession upon completion.

## SERVICES

Gas central heating, mains drainage, water and electricity.

## DIRECTIONS

At the Bridgegate roundabout on the A420, take the exit onto Bath Road/A4175. Follow the A4175 and 67 Barry Road will be on the left just before the Garden Centre.

## VIEWING

Strictly by appointment with the Agents:  
David James & Partners Ltd. Tel: 03300 537200.

Ref: 50246/6 Date: October 2017

## PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James & Partners or the vendor or his solicitor.

## WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including 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 particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



# Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

| Current | Potential |
|---------|-----------|
|         |           |
|         | 77        |
| 60      |           |



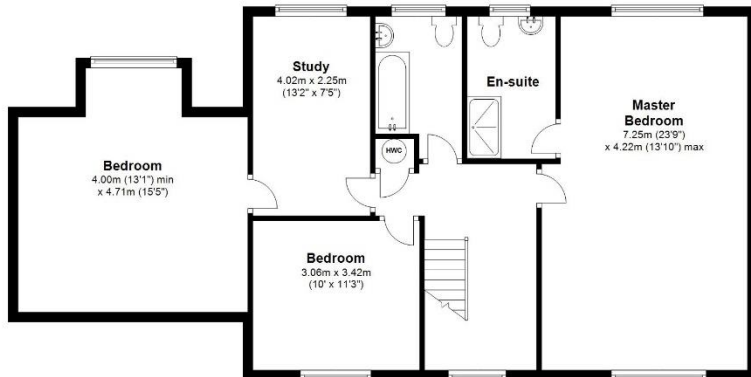
**Ground Floor**

Approx. 122.3 sq. metres (1316.7 sq. feet)



**First Floor**

Approx. 93.8 sq. metres (1010.1 sq. feet)



Total area: approx. 216.2 sq. metres (2326.8 sq. feet)

This plan is for illustrative purposes only and is not to scale.  
Plan produced using PlanUp.

