



8 Acramans Road, Southville, Bristol, BS3 1DQ

Guide Price £1,330,000

Hollis Morgan – A Freehold DETACHED former care home (3598 Sq St) on a DOUBLE PLOT in need of BASIC UPDATING and scope for a fine FAMILY HOME or conversion to FLATS or HMO stc.

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THE PROPERTY

A large Freehold period property (most recently used as a care home useage class C2) with accommodation (3598 Sq Ft) arranged over four floors set on a large double plot with parking and gardens.

Sold with vacant possession.

LOCATION

Located in one of Bristol's most sought after locations close to the iconic North Street, Bristol Harbourside & Whapping Wharf yet tucked back from the action that is quite literally on your doorstep, There is a vast array of open green spaces nearby including Gores Marsh Park, Ashton Court Estate and Greville Smyth Park. This property has easy access to Bristol City Centre, Bristol International Airport and the Bristol Link Road. These are excellent transportation links making this one of the most convenient and valued locations in Bristol. This Southville location offers the flourishing independent shops, bars, cafes and restaurants of North Street including the popular Tobacco Factory,

THE OPPORTUNITY

PRIME DEVELOPMENT OPPORTUNITY

The property now requires modernisation but has scope for a range of residential uses including flat development, conversion to HMO or one of the finest family homes in the postcode.

We are informed the property was previously mid terraced with another similar sized property occupying the double plot (pre war) and buyers should make their investigations into the possible development opportunities this represents.

Subject to consents.

PROPOSED SCHEME - FLAT CONVERSION

The vendors have provided a proposed scheme to convert the property into flats.

Please note no planning has been sought of this nature and it is indicative only.

HOLLIS MORGAN NEW HOMES

If you would like to discuss the GDV of any proposed schemes please contact Calum Melhuish from the Hollis Morgan New Homes team.

Calum@hollismorgan.co.uk

PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A (92-100)		A (10-15)	
B (81-91)		B (16-20)	
C (69-80)		C (21-25)	
D (55-68)		D (26-30)	
E (39-54)		E (31-35)	
F (29-38)		F (36-40)	
G (1-28)		G (41-45)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: **0117 973 65 65**

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ