



Abbeyfield House, Home Farm Way, Easter Compton, Bristol, BS35 5SE

Guide Price £925,000

Hollis Morgan - A Freehold DETACHED CARE HOME (6090 Sq Ft) set on a LARGE PLOT with HUGE POTENTIAL for FAMILY HOME or range of uses.

Abbeyfield House, Home Farm Way, Easter Compton, Bristol, BS35 5SE

THE PROPERTY

ADDRESS | Abbeyfield House, Home Farm Way, Easter Compton, Bristol, BS35 5SE

A Freehold detached property with spacious accommodation (6090 Sq Ft) arranged over two floors set within large mature grounds located at the end of a quiet cul de sac.

The property is approached via a sweeping driveway and is approximately 25 years old having operated as a care home (C2 Use) comprising 12 en suite rooms, self contained one bedroom flat and various communal areas and kitchen etc.

Sold with vacant possession.

LOCATION

Easter Compton is a village in the civil parish of Almondsbury, South Gloucestershire, England. It is situated at the bottom of a hill (known as Blackhorse Hill) near Junction 17 of the M5 Motorway on the B4055. The village is only 1.5 miles away from the busy Mall shopping and leisure complex at Cribbs Causeway. There is a pub (The Fox), a post office (open Monday/Wednesday/Friday in the mornings and based in the village hall), Methodist chapel, and a playing field (including skate park). It is served by the church of Compton Greenfield, as well as the chapel in the village. The B4055 road leads to Pilning, Redwick and Severn Beach. The National Cycle Network runs through the village on its way to the Severn Bridge by which it is possible to enter Wales on foot or bicycle. There are some walks locally which give great views of the surrounding countryside, especially from the top of Spaniorum Hill . Each year in June, the village holds a carnival.

THE OPPORTUNITY

FAMILY HOME

The property has scope for a stunning family home with gardens in this sought after location subject to gaining the necessary consents.

COMMERCIAL USE

The property is ideally suited to continue its current use of care home but would also suit nursery, hotel or other commercial uses.

DEVELOPMENT

There is scope to sub divide the property into a scheme of flats or houses.

PLANNING & USE CLASS

All subject to gaining the necessary consents.

Please note the current use class is C2 commercial which may effect your ability to obtain traditional finance / mortgages - please contact your broker for further details.

NB - PURCHASERS ARE STRONGLY ADVISED TO READ THE LEGAL PACK PARTICULARY IN RELATION TO EXISTING COVENANTS AND TO SEEK LEGAL ADVICE

VAT

Please note no VAT is payable on the purchase price

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.



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Approximate Area = 6090 sq ft / 565.7 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022. Produced for Hollis Morgan. REF: 829187



Energy Efficiency Rating		Current	Potential
	A		
	B		
	C		
	D		
	E		
	F		
	G		
No energy efficient - lower heating costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
	A		
	B		
	C		
	D		
	E		
	F		
	G		
Very environmentally friendly - lower CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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