

**The Old Police Station, 32 Jacobs Wells Road, Brandon Hill, Bristol, BS8 1DR**

**Guide Price £850,000**

Hollis Morgan – A vacant Freehold DETACHED FORMER POLICE STATION ( 5444 Sq Ft ) in need of MODERNISATION with scope for FAMILY HOME or RESI DEVELOPMENT stc.

# The Old Police Station, 32 Jacobs Wells Road, Brandon Hill, Bristol, BS8 1DR

## THE PROPERTY

ADDRESS | The Old Police Station, 32, Jacobs Wells Road  
Brandon Hill, Bristol, BS8 1DR

A Freehold detached period property dating from 1836 with flexible accommodation ( 5444 Sq Ft ) over two floors plus small basement and enclosed courtyard garden plus another garden overlooking Jacobs Wells Road.

We understand the property is locally listed, within the conservation area and the local residents parking scheme.

The property was occupied as a police station for many years and used as the Avon Wildlife Trust headquarters from 1986 until June 2022 - now vacant.

We understand the property originally comprised two buildings, incorporating the police station to the rear and a residential cottage to the front.

Sold with vacant possession.

## LOCATION

The property is accessible via a pedestrian path from Jacobs Wells Road in an extremely convenient but secluded location set within the open green space of Brandon Hill and the vibrant areas of Clifton, The Triangle, Park street and the Harbourside providing an unrivaled range of amenities on the doorstep.

Brandon Hill is the oldest park in Bristol, where you can enjoy great views over the city and Harbourside area. Located just off Park Street in the West End, Brandon Hill features a children's play area, beautiful paths and a nature conservation area, and of course the icon of Bristol's skyline, Cabot Tower built in the 1890s to commemorate the 400th anniversary of the journey of John Cabot from Bristol to land which later became Canada.

## THE OPPORTUNITY

UNIQUE FAMILY HOME | RESIDENTIAL DEVELOPMENT

The vacant property now requires modernisation.

The property offers a unique opportunity to create an iconic family home or residential development in this most sought after of locations within Brandon Hill Park.

We understand no residential planning has been previously sought on the property.

All subject to consents.

## COMMERCIAL USE

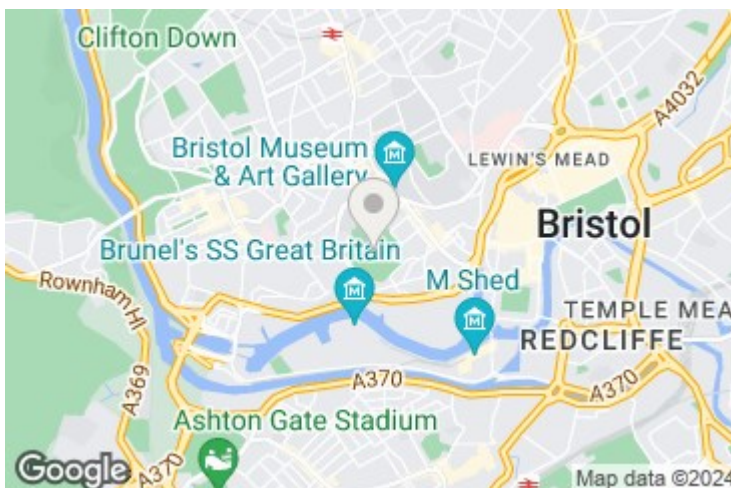
The property has been most recently used as offices and has potential for a wide range of commercial uses subject to consents.

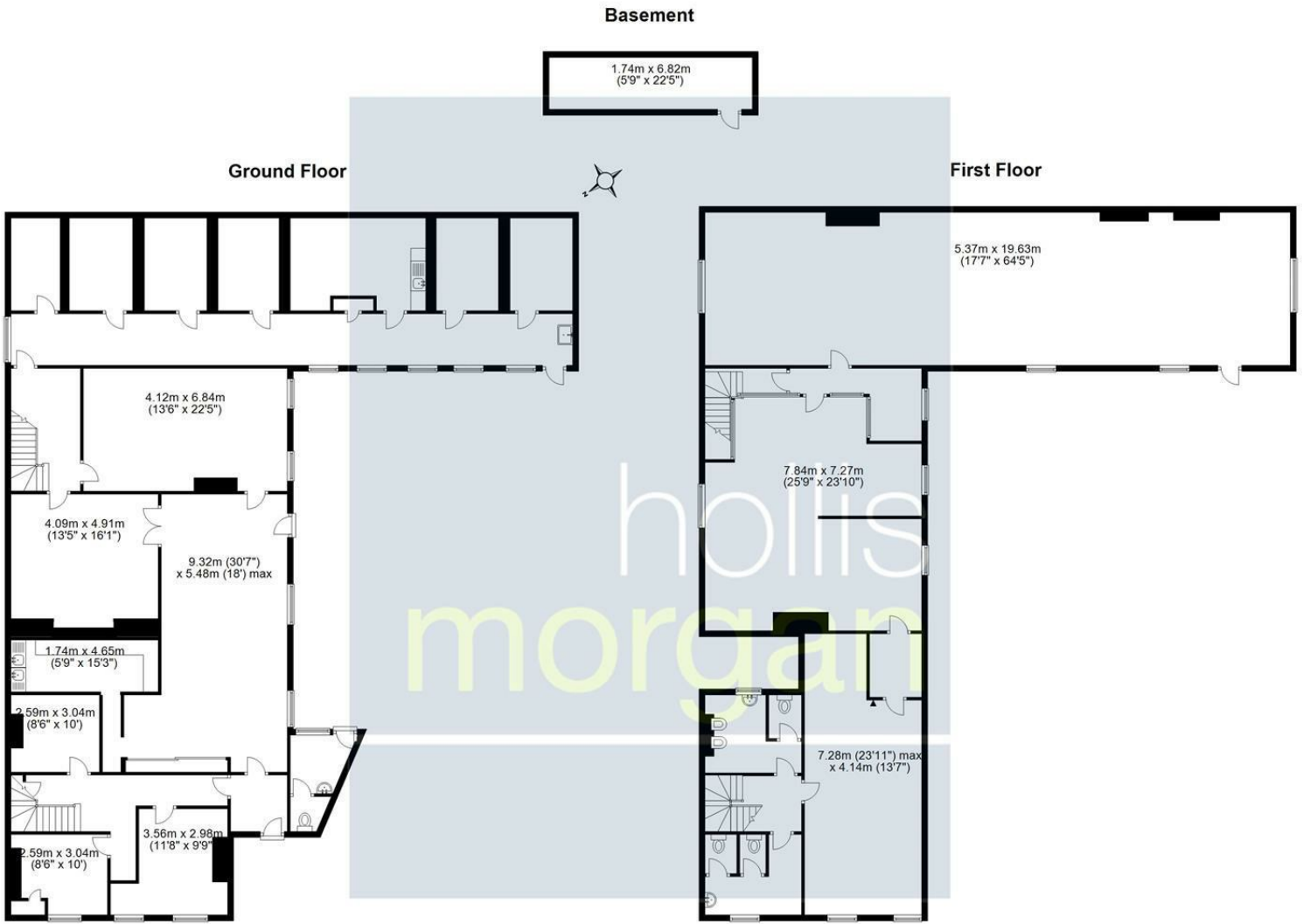
## PROPERTY DETAILS DISCLAIMER

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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.





Total area: approx. 506.6 sq. metres (5452.8 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.

Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Highly energy efficient - lower running costs</small> <small>Energy efficient - lower running costs</small> <small>Decent energy efficiency - lower running costs</small> <small>Below average energy efficiency - higher running costs</small> <small>Poor energy efficiency - higher running costs</small> <small>Very poor energy efficiency - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Decent environmental performance - lower CO<sub>2</sub> emissions</small> <small>Below average environmental performance - higher CO<sub>2</sub> emissions</small> <small>Poor environmental performance - higher CO<sub>2</sub> emissions</small> <small>Very poor environmental performance - higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	
<small>England &amp; Wales</small>		<small>England &amp; Wales</small>	

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