



**87 Church Road, Frampton Cotterell, Bristol, BS36 2NE**

**Guide Price £530,000**

Hollis Morgan – A Freehold DETACHED FORMER CARE HOME ( 2689 Sq Ft ) occupying a MATURE PLOT with PARKING and wide range of DEVELOPMENT OPPORTUNITIES or FAMILY HOME.

# 87 Church Road, Frampton Cotterell, Bristol, BS36 2NE

## THE PROPERTY

A Freehold detached 9 bedroom property with accommodation ( 2689 Sq Ft ) arranged over one level occupying a mature plot with parking and gardens.

Sold with vacant possession.

ADDRESS | 87 Church Road, Frampton Cotterell, BS36 2NE

## LOCATION

Frampton Cotterell is a popular semi rural Village on the edge of the City - Chipping Sodbury 3.3 miles, Bristol 10 miles, Bath 17 miles, Cribbs Causeway 7.8 miles, Bristol Parkway 5 miles, Bristol Airport 17.5 miles, M4 (J18) 7.5 miles (distances approximate).

## THE OPPORTUNITY

### FAMILY HOME

The property has been previously used as Supported Living ( C2 ) but will be offered with the benefit of change of use to residential ( C3 ).

The property has been actively maintained but internally is institutionalised and will require basic updating and rearranging of the internal layout but has scope for a large family home with parking and gardens in this sought after location.

### RESIDENTIAL DEVELOPMENT

The property has scope to add additional floors and to further extend to either create either one large dwelling or split into multiple units.

### HMO INVESTMENT

Potential to convert the property to a high density HMO style investment.

UWE and other major employers such as MOD, Southmead Hospital, BAE Systems and Rolls Royce are all within 5 miles.

### CONTINUED COMMERCIAL USE

There is scope for continued commercial use such as nursery, care home etc.

\*All Subject to gaining the necessary consents.

## PLANNING - CHANGE OF USE

Reference P23/00324/F

Alternative Reference PP-11776749

Application Received Thu 26 Jan 2023

Application Validated Thu 26 Jan 2023

Address 87 Church Road Frampton Cotterell South Gloucestershire BS36 2NE

Proposal Change of use from residential care home (Class C2) to 1 no. dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

Status GRANTED

Appeal Status Unknown

Appeal Decision Not Available

## PROPERTY DETAILS DISCLAIMER

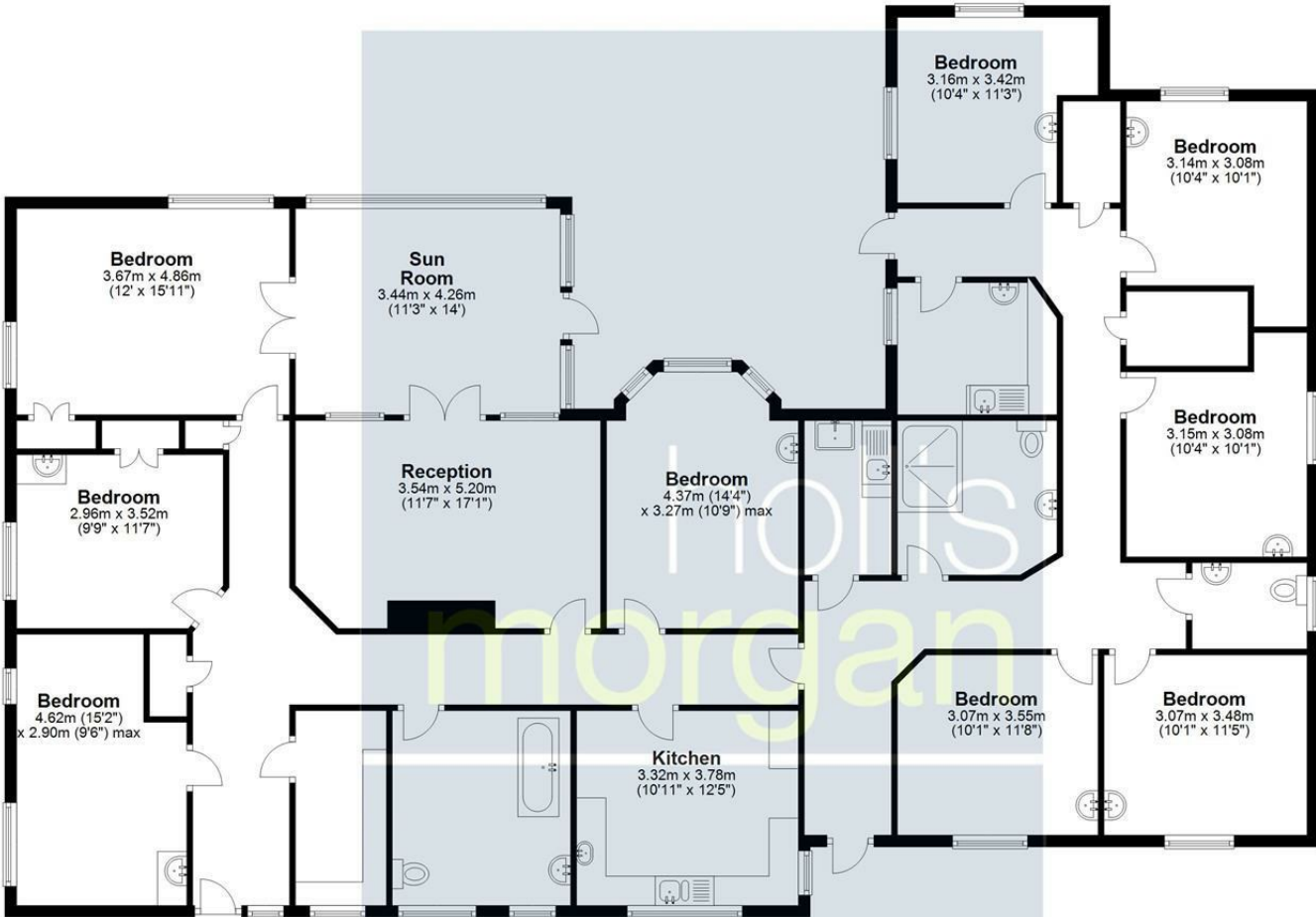
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on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained 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.



### Ground Floor

Approx. 249.8 sq. metres (2689.2 sq. feet)



Total area: approx. 249.8 sq. metres (2689.2 sq. feet)

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

Plan produced using PlanUp.

87 Church Road, Frampton Cotterell

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-95%) A		(92-95%) A	
(81-91) B		(81-91) B	
(69-81) C		(69-81) C	
(55-69) D		(55-69) D	
(39-55) E		(39-55) E	
(21-39) F		(21-39) F	
(1-21) G		(1-21) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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