



Coach House and Stables @, Wick Road, Brislington, Bristol, BS4 4HP

Guide Price £450,000

Hollis Morgan – A Freehold DEVELOPMENT OPPORTUNITY (6714 Sq Ft) comprising a collection of COACH HOUSES | STABLES | OUTBUILDINGS | GARAGES on a 6 Acre Plot.

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THE PROPERTY

ADDRESS | Coach House, Stables & Garages @ Wick Road, Brislington, Bristol BS4 4HP

A Freehold period coach house, stables, 6 garages plus various outbuildings comprising 6714 Sq Ft occupying a plot of approximately 6 Acres which slopes across the Nightingale Valley and down towards the Brislington Brook with vehicular access via a lane from Wick Road.

We understand the Stables and Coach Houses were built c1790 for Wick House Manor. Various additional barns (breezeblock and dutch plus a grain silo) were built in the 1960's when the property was operating as a Corn and Forage Merchants (selling animal feed). Since the business closed late 1990's the Old Stables and Coach Houses have been used for storage.

Please note the end property (Wick Cottage) was converted into a dwelling in 1984 but has been subsequently sold.

Sold with vacant possession.

Tenure - Freehold

Utilities, Rights & Restrictions - We understand Wick Cottage has a ROW across the land - please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

RESIDENTIAL DEVELOPMENT OPPORTUNITY

The collection of buildings and garages have a combined 6714 Square Footage of accommodation and have scope for a wide range of residential development opportunities or conversion into a large family home.

We understand no recent planning of this nature has been sought.

All above subject to gaining the necessary consents - interested parties to make their own investigations

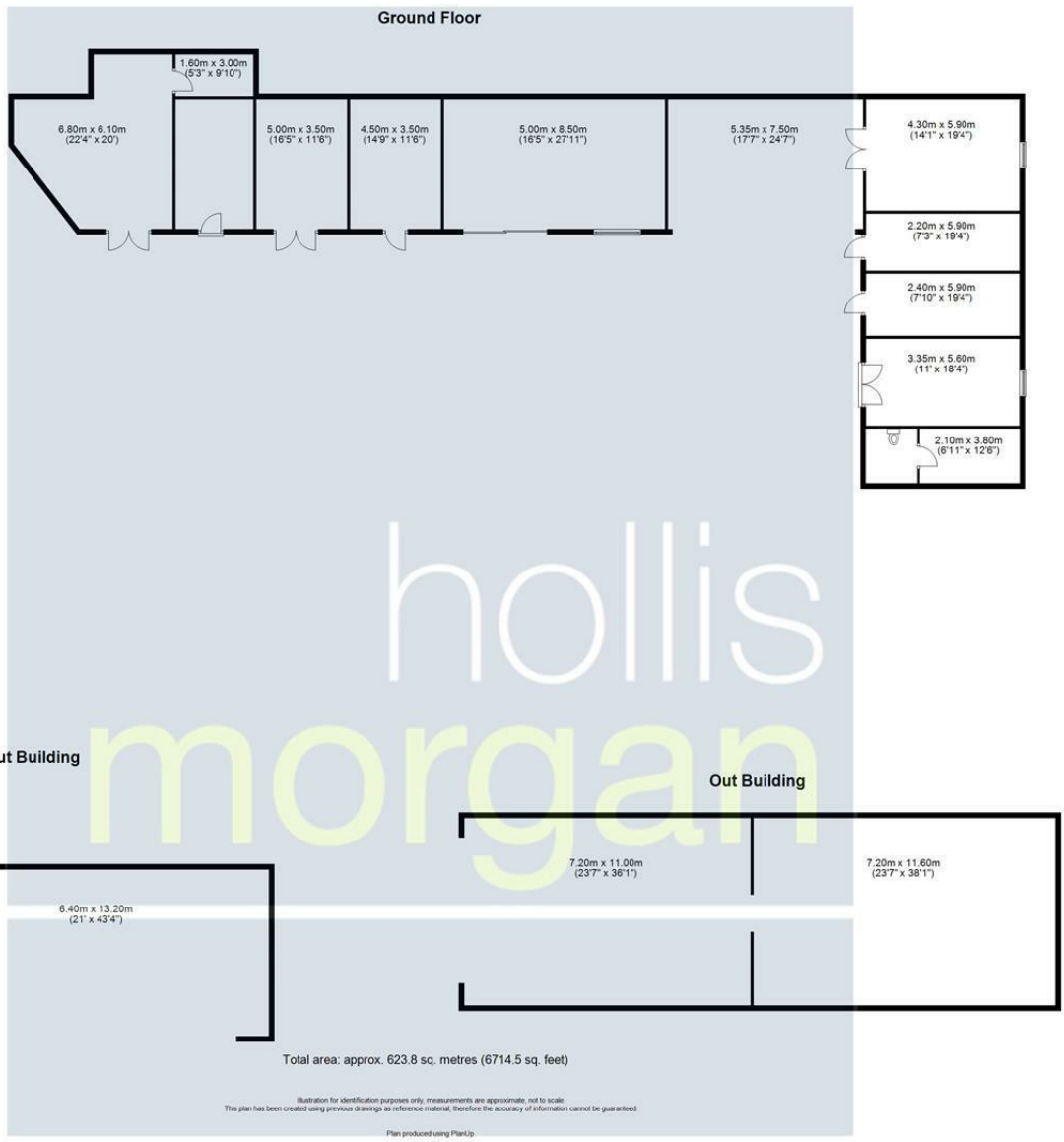
LOCATION

The property is located close to the vibrant Sandy Park High Street within the popular suburb of Brislington. Local amenities and services are all within close proximity including convenience stores, cafes, bars and restaurants. Bristol City Centre is approximately two miles away.

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.





hollis
morgan

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
No energy efficient lighting code England & Wales		No environmental friendly floor CO2 emissions England & Wales	

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