

estate agents **au**ctioneers



Brent Knoll House Brentry, Cribbs Causeway, Bristol, BS10 7TG
Guide Price £450,000

Hollis Morgan LAND AND NEW HOMES - A Freehold DEVELOPMENT OPPORTUNITY comprising a circa 1 ACRE SITE with a DETACHED DERELICT PROPERTY and huge potential, subject to planning, for a RESIDENTIAL SCHEME.

- HOLLIS MORGAN
- LAND & NEW HOMES
- FREEHOLD SITE
- EXISTING DETACHED PERIOD PROPERTY
- LEVEL 1 ACRE PLOT
- DEVELOPMENT POTENTIAL
- PLANNING REQUIRED
- SCOPE FOR RESI SCHEME
- GDV ADVICE AVAILABLE
- EXTERNAL VIEWINGS ONLY

FOR SALE BY INFORMAL TENDER

The vendors have requested bids by informal tender on Friday 11th September by 12:00 noon
The vendor will favour unconditional offers but will consider all options

Bids to be submitted via email to Mike Hayne (mike@hollismorgan.co.uk)

Please provide the following information:

- How you intend to develop the site (i.e. number of units)
- Your offer amount including the overage %age
- Any conditions
- Timescales for exchange and completion

The vendors will consider the offers and seek to negotiate with the highest value and highest %age following the tender date

THE PROPERTY AND SITE

Brent Knoll House is a large detached period property occupying a rectangular and level site of approx 1 acre.

We understand the property is not listed and will be sold with vacant possession.

Please note the Brent Knoll Bungalow to the rear is not included but does have shared use of the access lane to the side.

LOCATION

The site occupies a prominent position on the A4018 with excellent access to the regional shopping centre at Cribbs Causeway and the M5 / M4 motorway networks.

Local amenities can be found in Brentry and Westbury on Trym.

THE OPPORTUNITY

NEW BUILD DEVELOPMENT

We understand there is huge potential for a high density residential development subject to gaining the necessary consents.

The existing property is not listed and would be suitable for demolition.

We are informed no previous planning of this nature has been sought.

Please contact Calum Melhuish from the Hollis Morgan Land & New Homes team for advice on GDV's

RENOVATION OF EXISTING DETACHED PROPERTY

Buyers may wish to investigate the opportunity of renovating the existing detached property into either a large family home or flats subject to gaining the necessary consents.

Please note the property is derelict and internal access is not possible.

IMPORTANT INFORMATION

The property is currently charged in favour of NHS England. The Vendor is required to consult with NHS England regarding offers made and the property may be subject to an overage clause in favour of NHS England to be negotiated individually; the level and % determined by the individual offer received.

VIEWINGS

Due to the condition of the property we are unable to provide an internal inspection.

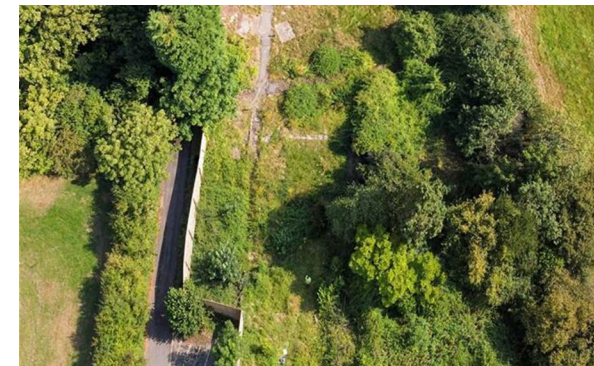
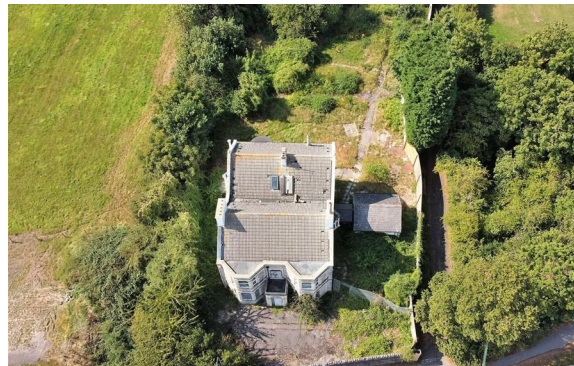
Viewings can be arranged by appointment to inspect the land.

Whilst we have made every effort to ensure your safety when viewing this property, you should be aware that the building is in a derelict condition and that neither the owners or Hollis Morgan, as their agents, are liable for any injuries, loss or damage to you whatsoever when entering this area.

Please mind where you step and take the utmost care whilst you are in and around the property.

PLEASE NOTE

We endeavour to make our sales details accurate and reliable 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. 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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

hollis
morgan
