



FOR SALE

Roadside Site

0.66 acres

(0.27 Ha)

- Well situated roadside site in North Bristol suburb
- Access from Pen Park Rd and Briarside Rd.
- Within an area of established residential development
- Seeking Unconditional Bids for the Freehold.

Land at Pen Park Road, Westbury-on-trym, Bristol. BS10 6JB

CREATIVE RETAIL
PROPERTY CONSULTANTS

0333 577 0407

www.creative-retail.co.uk

The Site

The site is largely rectangular, c.0.66 acres in size, situated fronting Pen Park Road, some 20m from the junction with Charlton Road to the North. The site sits in a largely residential area, with a number of civil and community buildings within the immediate vicinity including Southmead Hospital just 1km away. Filton Golf Club is to the east and Cribbs Causeway lies directly to the North via the A4018.

The site itself appears largely flat and level with residential to the Northern boundary and park land to the South.

Title

The site is owned under two separate titles; AV235007 and BL136604. Both are noted as absolute freehold titles with Land Registry.

Planning

The site is suitable for a variety of uses, subject to planning. Interested parties are advised to make their own enquiries of the local planning authority in this regard.

VAT

We are advised that the site is elected for VAT and therefore this may be payable in addition to any purchase price.

Services

We understand mains services are available in the immediate vicinity of the site however interested parties are advised to make their own enquiries statutory providers.

Legal Costs

It is envisaged that all parties will bear their own legal and surveying costs that may arise from any transaction agreed.

Google Maps PIN:

<https://goo.gl/maps/1bWQFSdMP7w2aZMv8>



Offers

We are seeking offers for the freehold interest in both titles. Interested parties should make their offer in writing to the retained agents Creative Retail along with proposed timescales, any conditionality and proof of funds.

Further Information

Further information is available via the sole retained selling agents, Creative Retail.

SUBJECT TO CONTRACT. June 2023

Viewing

External roadside viewing only. Access to the site is not being provided.

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