

PORTISHEAD CRUISING CLUB  
PUMP SQUARE, PILL, BS20 0BG

**Asking Price: £235,000**

- Unique detached property
- Stunning position on the River Avon
- Potential for a variety of uses
- Large first floor bar/meeting room



CLIFTON OFFICE  
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[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)







## DESCRIPTION

A truly unique detached two storey property measuring approximately 1,570 sq ft, situated in a beautiful location on Pump Square in Pill overlooking the River Avon. The property is currently used as the clubhouse for Portishead Cruising Club, an RYA affiliated sailing club for racing/cruising yachts. The property offers potential for a variety of different commercial and/or residential uses, subject to obtaining the necessary planning consents.

## LOCATION

The property is situated in an enviable position on the banks of the River Avon in Pill, North Somerset. There are stunning views across the River to the north-east and the property is bordered by an open village green to the south-west. A wide range of local amenities are available in the centre of Pill and easy access is provided to the M5 motorway and Clifton via the A369 and Clifton Suspension Bridge.

## ACCOMMODATION

Please refer to floor plan for approximate room measurements and internal layout.

## GROUND FLOOR

Comprising an entrance hall/lobby with storage cupboard and stairs to the first floor, leading to an office, store rooms, beer cellar and male and female toilet facilities. There is an additional store room that is accessed externally.

## FIRST FLOOR

Comprising of a large open-plan bar/function room with fitted bar and kitchen area. The first floor benefits from four large double glazed windows on the north-east elevation with views across the river.

## TENURE

The property will be sold with vacant possession and is understood to be freehold.

## SITE PLAN

Please note that the site plan is included for indicative purposes only and should not be relied upon. The title plan will effectively include the footprint of the building and will exclude the cobbled accessway to the slipway and the slipway, both of which will be retained by Portishead Cruising Club.

## PLANNING

We understand the property has been used as a clubhouse for the sailing club for over 50 years and benefits from an alcohol premises licence. Interested parties should make their own enquiries with the Local Authority to establish the suitability of their intended use.

## LOCAL AUTHORITY

North Somerset Council.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: TBC







## VIEWING

Strictly by appointment with Maggs & Allen.

## CONTACT

Maggs & Allen Commercial Dept:  
0117 973 4940  
commercial@maggsandallen.co.uk

## SERVICES

We understand the property is connected to mains water, gas and electricity.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## CONTROL OF ASBESTOS REGULATIONS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations 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 angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.

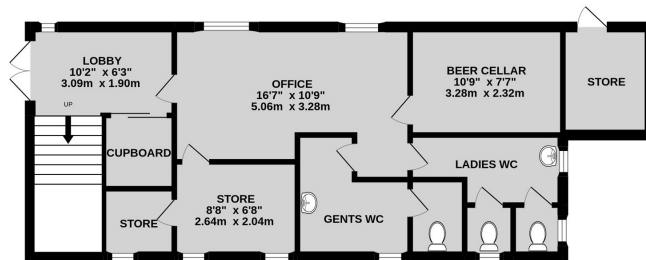




**1ST FLOOR**  
916 sq.ft. (85.1 sq.m.) approx.



**GROUND FLOOR**  
654 sq.ft. (60.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1569 sq.ft. (145.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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