



**MAGGS
& ALLEN**

WHITESHILL HOUSE

BRISTOL ROAD, WINTERBOURNE, BRISTOL, BS16 1SD

Guide Price: £1,950,000

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DESCRIPTION

Whitehill House is a substantial and imposing, locally listed period property with gated entrance set within a generous mature plot of approximately 1.4 acres. The building has been converted from offices to provide ten self-contained residential dwellings comprising eight luxury apartments and two charming mews houses. Approached via a gated entrance overlooking Whiteshill Common, the property includes extensive parking, mature communal gardens and an additional land to the side that may offer further long-term development potential.

The property is currently fully-let producing circa £130,200 per annum and presents a unique residential investment or break-up opportunity, whereby the apartments and mews houses could be sold off individually.

LOCATION

The property is situated at the top of Bristol Road on the edge of the sought-after rural suburb of Winterbourne. Less than a mile away is the centre of Winterbourne, offering a variety of shopping outlets, schools, a church, and other local amenities. The village green (Whiteshill Common) is conveniently located directly opposite the property. The M32 motorway network provides direct access to the heart of Bristol, with its extensive business, shopping, educational, and leisure facilities. Parkway Station, just a five-minute drive away, offers high-speed train services to London and other major cities.

SCHEDULE OF ACCOMMODATION

- FLAT 1: Ground floor one-bedroom apartment - 41 m²
- FLAT 2: Ground floor two-bedroom apartment - 48 m²
- FLAT 3: Two-bedroom mews house - 68 m²
- FLAT 4: Two-bedroom mews house - 63 m²
- FLAT 5: Ground floor two-bedroom apartment - 67 m²
- FLAT 6: Ground & basement floor two-bedroom maisonette - 94 m²
- FLAT 7: First floor two/three-bedroom apartment - 86 m²
- FLAT 8: First floor two-bedroom apartment - 44 m²
- FLAT 9: First floor three-bedroom apartment - 79 m²
- FLAT 10: Second floor two-bedroom apartment - 98 m²

Please note that the floor areas above are approximate and should not be relied upon.

TENANCY DETAILS

The apartments and mews houses are fully-let on Assured Shorthold Tenancy agreements producing a total annual rental income of circa £130,200. A full breakdown of the individual rents is available upon request.

BREAK-UP OPPORTUNITY

The property presents an excellent break-up opportunity whereby the apartments and mews houses could be sold off individually. We anticipate current market values totalling circa £2.7m and a breakdown of the individual values is available upon request.

THE PLOT

The property sits within a generous plot of approximately 1.4 acres, which includes extensive parking for circa 16 vehicles, mature communal gardens, a paved rear courtyard and an additional parcel of land to the side that may offer long-term potential for further development, subject to consents. The mature grounds extend down the valley to Bradley Brook on the western boundary.

SERVICES

Each apartment/mews house is metered separately for electricity. There is a single oil heating system that serves all of the properties within the building.

TENURE

The property is for sale on a freehold basis, subject to the existing Assured Shorthold Tenancy agreements.

ENERGY PERFORMANCE CERTIFICATES (EPCs)

Ratings: C-D

VIEWINGS

Strictly by appointment with Maggs & Allen - 0117 973 4940





WHITESHILL HOUSE

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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- An attractive and imposing detached period building
- Arranged as 10 luxury apartments/mews houses
- Currently let at £130,200 Per Annum
- Superb investment/break-up opportunity
- Approx. 1.4 acre site with extensive parking and gardens
- Potential for further development, subject to consents

GUIDE PRICE: £1,950,000

Tenure: Freehold

Local Authority: South Gloucestershire Council

Viewing: By appointment only.

Contact Us: 0117 973 4940

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.



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