

MAGGS & ALLEN

8 ACRAMANS ROAD
SOUTHVILLE, BRISTOL, BS3 1DQ

Guide Price - £1,250,000

- Substantial four storey former nursing home (C2 Use)
- Extensive accommodation - approx. 3,330 ft²
- Recently renovated throughout
- 15 Bedrooms / 2 Kitchens / 5 Bathrooms / Car Park
- Large plot with potential for redevelopment
- Scope for HMO / Flat Conversion / Additional Building / Commercial Uses



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940
www.maggsandallen.co.uk



DESCRIPTION

A rare opportunity to acquire a substantial semi-detached period property of approximately 3,330 sq ft, set on a generous plot with its own private driveway, mature gardens and ample parking. Formerly a care home (C2 use), the building has been recently refurbished and is currently arranged to provide 15 spacious bedrooms, a communal living room, two kitchens, and a range of well-appointed bathroom and toilet facilities.

The property offers excellent potential for a wide variety of future uses. Options include conversion to an HMO, self-contained flats, a children's nursery or other C2 uses. In addition, the land to the side of the building presents an attractive development opportunity with scope for an additional house or up to four flats, subject to the necessary consents.

Situated on one of Southville's most sought-after roads, this is an exceptional chance to secure a substantial and versatile landmark building with extensive redevelopment and investment potential.

LOCATION

Acramans Road is one of Southville's most sought-after addresses and provides easy access to North Street, Bristol Harbourside & Whapping Wharf. A vast array of open green spaces nearby including Gores Marsh Park, Ashton Court Estate and Greville Smyth Park are all within easy reach.

ACCOMMODATION

BASEMENT - Kitchen, three double bedrooms and a shower room.

HALL FLOOR - Entrance hall, kitchen, living/dining room, two double bedrooms, shower room and WC.

FIRST FLOOR - Five double bedrooms, two bathrooms and a WC.

SECOND FLOOR - Five double bedrooms and a bathroom.

Please refer to floorplan for approximate room measurements and internal layout.

DEVELOPMENT POTENTIAL

The property offers potential for a variety of different potential uses including:

15-BEDROOM HMO

We would anticipate a potential rental income of circa £135,000 per annum (average of £750 pcm per room).

CONVERSION TO 4 LARGE FLATS

The existing building offers potential for conversion into four self-contained 2-bedroom flats. We would anticipate a GDV in the region of £1,700,000 (average of £425,000 per flat).

ERECTION OF 4 FLATS ON LAND TO THE SIDE

The land to the side of the existing building offers scope for the erection of four new self-contained 1-bedroom flats. On the basis planning can be obtained for such a scheme, we would anticipate an additional GDV of circa £1,100,000 (average of £275,000 per flat).

CONVERSION TO A SINGLE FAMILY HOME

The property offers potential to create one of the finest family homes in the area. We would anticipate a market value in the region of £1,500,000 if finished to a high standard.

All development options would be subject to obtaining the necessary planning consents and interested parties should make their own enquiries with the local planning authority.

LOCAL AUTHORITY

Bristol City Council.

PLANNING HISTORY

We understand the property currently falls under a C2 Use Class and was last operating as a registered care home.

A planning application for a change of use from a registered nursing home (C2) to a 14-bedroom emergency accommodation unit for up to 20 people (sui generis) was refused and subsequently dismissed at appeal on 22 March 2023. Application No: 22/03215/F.

HMO LICENSING & PLANNING

An HMO licence for 15 households was granted on 31/03/2023.

HMO licensing regulations and planning requirements are subject to regular changes, updates and even individual interpretations by the Local Authority. Prospective buyers are therefore required to make their own enquiries with the Local Authority and review the documents contained in the auction legal pack fully to satisfy themselves that the property is compliant in this respect. Maggs & Allen accept no liability in the event that any Licensing or Planning requirements/documents are not in order at the point of sale.

TENURE

The property is offered for sale on a freehold basis with vacant possession.

METHOD OF SALE

The site is offered for sale by Informal Tender with a Guide Price of £1,250,000. Offers will be considered on both an unconditional and 'subject to planning' basis. A date for written offers to be received is to be confirmed.

FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon.

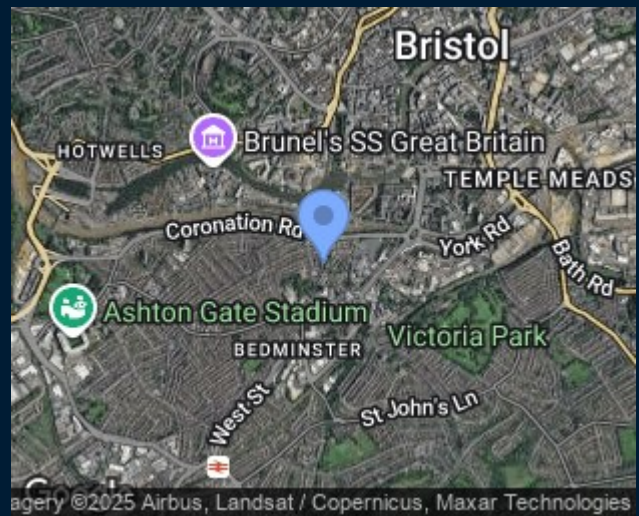
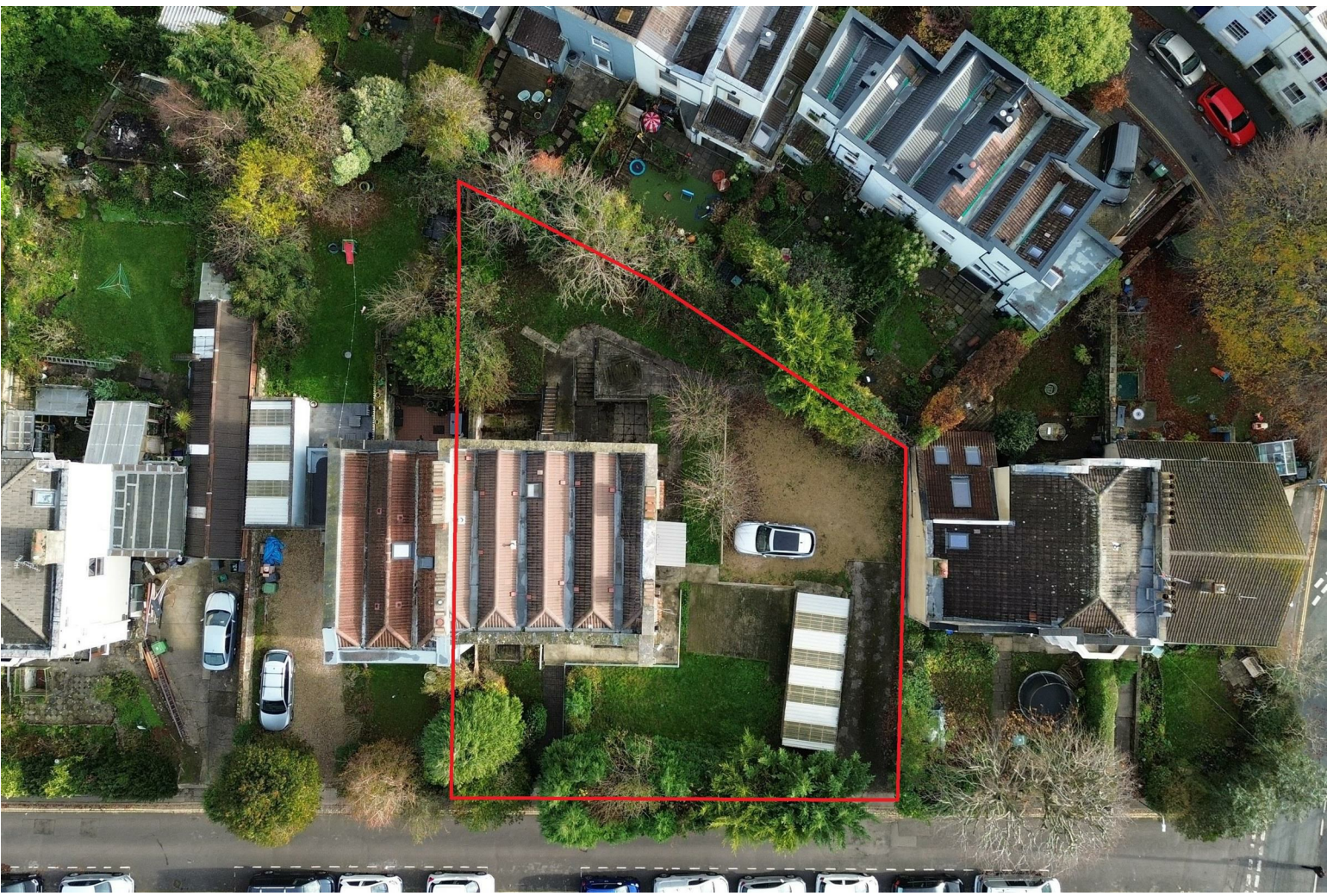
ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: B

VIEWINGS

Strictly by appointment with Maggs & Allen - 0117 973 4940





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.



Basement



Hall Floor



First Floor



Second Floor



Approximate total area[®]

3330 ft²

309.5 m²

Reduced headroom

12 ft¹

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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