

estate agents **auctioneers**

**hollis**  
**morgan**



The Old Police Station, 49 High Street, Westbury-On-Trym, Bristol, BS9 3ED

Guide Price £700,000

Hollis Morgan – LAND AND DEVELOPMENT – A Freehold DETACHED PERIOD PROPERTY ( 3154 Sq Ft ) with 4 X PARKING | Residential PLANNING Granted | Requires MODERNISATION

- FREEHOLD
- PERIOD PROPERTY
- FORMER POLICE STATION
- DEVELOPMENT OPPORTUNITY
- PLANNING GRANTED
- RESI SCHEME
- 3154 Sq Ft
- 4 X FLATS
- 4 X PARKING
- OFFERS INVITED

**THE PROPERTY**  
ADDRESS | The Old Police Station, 49 High Street, Westbury-On-Trym, Bristol BS9 3ED

An imposing Freehold period property, formally the local Police Station and most recently occupied as offices but now offered with vacant possession. The accommodation ( 3154 Sq Ft ) is arranged over two floors ( plus a large basement ) with an array of period features with front, side and rear access plus 4 off street parking spaces to the rear. Sold with vacant possession

Tenure - Freehold  
EPC - E

**THE OPPORTUNITY**  
RESIDENTIAL DEVELOPMENT OPPORTUNITY

The property now requires modernisation but has scope for a wide range of possible uses.

FLAT CONVERSION | 25/11101/COU

Planning has been granted to convert the property into 4 flats ( 3 x 2 Beds | 1 x 1 Bed ) with off street parking x 4 in this sought after location in the heart of Westbury Village.  
The conversion involves minimal structural changes to the existing layout – refer to proposed scheme in the online legal pack.  
The GDV has been appraised £1.44m - please refer to schedule below  
There is scope for a significant rental income - please refer to independent rental appraisal

LARGE FAMILY HOME | 2 X HOUSES | 2 X LARGE FLATS | COMMERCIAL

There is scope for a range of residential schemes including a large family house, conversion into 2 houses or 2 large flats.  
There is also scope for continued commercial use.  
All above subject to the necessary consents.

Please note there will be a restriction to block the use of the building as a large HMO.  
The car park area to the rear is to be retained and the vendors will be seeking planning for a residential scheme in due course.

**PROPOSED SCHEDULE OF DEVELOPMENT**

Flat 1 | 731 Sq Ft | 2 Bed | 1 Bath | Allocated Off Street Parking | Courtyard  
Ground Floor with private entrance at the rear  
Entrance Hall | Bathroom | Open plan Kitchen / Diner / Living Room | Bedroom 1 | Bedroom 2 | Alternate entrance via communal hall | Private Courtyard

Flat 2 | 807 Sq Ft | 2 Bed | 2 Bath | Allocated Off Street Parking | Courtyard  
Ground Floor with private entrance at the front  
Open plan Kitchen / Diner / Living Room | Bedroom 1 | Bathroom | Bedroom 2 | En Suite | Alternate entrance via communal courtyard | Private Courtyard

Flat 3 | 538 Sq Ft | 1 Bed | 1 Bath | Allocated Off Street Parking  
First floor with communal entrance to rear.  
Entrance Hall | Open plan Kitchen / Diner / Living Room | Bedroom | Bathroom

Flat 4 | 807 Sq Ft | 2 Bed | 1 Bath | Allocated Off Street Parking  
First floor with communal entrance to rear.  
Entrance Hall | Open plan Kitchen / Diner / Living Room | Bedroom 1 | Bedroom 2 | Bathroom

Basement  
Not configured but scope for storage or possible future development.



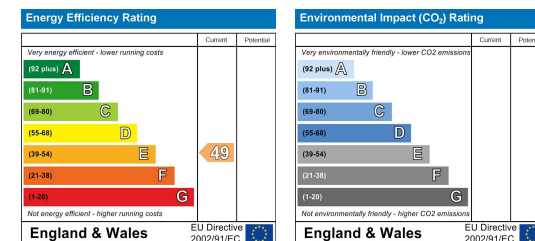


Approximate total area<sup>m</sup>  
293.3 m<sup>2</sup>  
3154 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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