



**Connells**

White House Farm Howsmoor Lane  
Emersons Green Bristol



# White House Farm Howsmoor Lane Emersons Green Bristol BS16 7AH

for sale guide price  
**£500,000**



## Property Description

**FREEHOLD DEVELOPMENT OPPORTUNITY.** Known as White House Farm, this substantial Grade II listed farmhouse represents an excellent opportunity for renovation or development. Offering potential as a single-family home, or as several dwellings, subject to necessary planning consents. Approx. 0.5 acre plot.

The property is understood to require substantial renovations but has excellent potential. It could either be renovated as a single-family home or could be split into several dwellings (subject to planning consents).

White House Farm is located within the popular, newly build development known as Lyde Green, built by Taylor Wimpey & Persimmon Homes.

The property is in the Northeast area of Bristol, with easy access to the Bristol Ring Road and M4 motorway. Traditionally accessed from Howsmoor Lane, White House Farm now benefits from an additional access from the newly built Clematis Road.

The property has a very attractive outlook over protected green space.

The property can be seen from Clematis Road or via Howsmoor Lane, but internal access is strictly by appointment only. There will be set viewing days arranged, so please register for more information.

Lyde Green offers great Transport Links with a park and ride, easy access to the M4 and the A4174 Ring Road to the City and Bath. The cycle track and some lovely walks are all nearby with Emersons Green village a short walk away offering an array of amenities.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Agents Note

The property benefits from an extant planning consent for a triple garage within the plot, which was granted as part of the wider Lyde Green phase.













To view this property please contact Connells on

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**E [emersonsgreen@connells.co.uk](mailto:emersonsgreen@connells.co.uk)**

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EPC Rating:  
Exempt

**view this property online [connells.co.uk/Property/EME306573](https://connells.co.uk/Property/EME306573)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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