



Greengates (Workshop off Lakewood Crescent)

Guide Price £195,000

RICHARD
HARDING

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Henleaze, Bristol, BS10 5HL

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Exciting opportunity to acquire a substantial detached garage/workshop set within a generous garden plot, offering a variety of potential uses.

Key Features

- Ideal for classic car enthusiasts, hobbyists or those seeking extensive storage and workspace in a private setting.
- Significant scope for extension, redevelopment or alternative uses, subject to obtaining any necessary consents and permissions.
- Tucked away in a peaceful backwater close to Henleaze Lake, with easy access to the shops, cafes, bus routes and amenities of Henleaze and Westbury on Trym, whilst enjoying a delightful backdrop adjoining Badock's Wood.

ACCOMMODATION

APPROACH: double gates provide access to a wide (circa 19ft) grassy track approaching the detached 1930's garaging/workshop.

GARAGING/WORKSHOP: (overall measurement 25'8" across x 20'1" in depth) (7.82m x 6.17m) currently arranged in two sections and split on a two thirds/one third basis with a door opening between the two sections. The detached garaging has three sets of double doors, power, light and loft hatch accessing a generous loft space. The usage is currently as garaging and a workshop space with a gate beside accessing extensive level lawned gardens wrapping around the side and rear of the garage/workshop. The garage, associated access and garden plot offers plenty of exciting potential, subject to consents. Outside water tap.

NB: the vendor informs us that the property has the right to attach to the main sewer.

OUTSIDE

SIDE & REAR GARDEN: there are extensive level lawned gardens wrapping around the side and rear of the property.





IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: ...

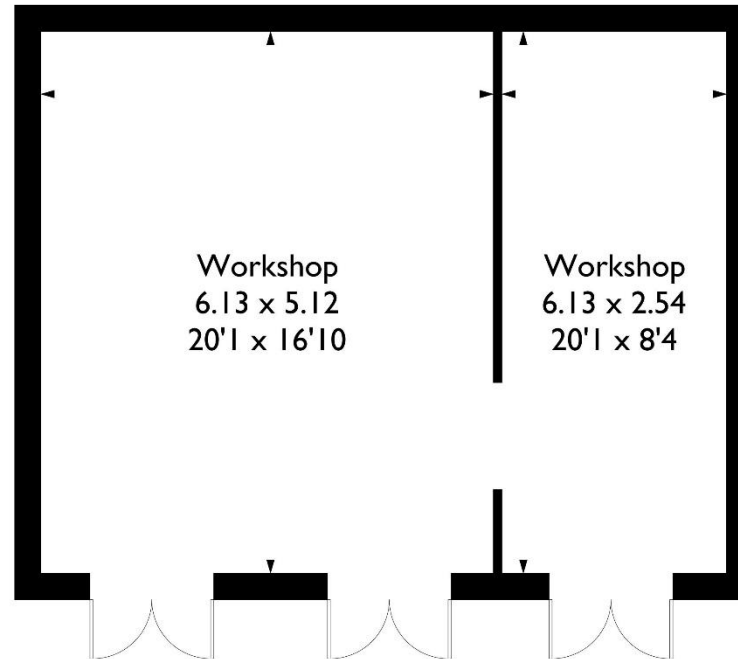
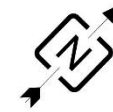
PLEASE NOTE:

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.



Lakewood Crescent, Henleaze, Bristol BS10 5HL

Approximate Gross Internal Area 47.60 sq m / 512.0 sq ft



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.