

# Residential Development Land Sales

**hollis  
morgan**  
land



**Hurley House 7-9 Speedwell Road, Speedwell, Bristol, BS5 7SA**

**Guide Price £600,000**

Hollis Morgan – COMMERCIAL | INVESTMENT - Successful Vehicle Sales, Repair and MOT premises with Residential Apartment above | Circa 4,444 Sq Ft | DEVELOPMENT POTENTIAL for multiple uses ( stp )

# Hurley House 7-9 Speedwell Road, Speedwell, Bristol, BS5 7SA

## INTRODUCTION

Hollis Morgan Commercial & Investment have been appointed by the owners on the sale of this Freehold property known as Hurley House Car Garage at 7 - 9 Speedwell Road, Speedwell, Bristol, BS5 7SA, set in a prominent road intersection location in East Bristol.

The Property has excellent potential to continue its use as a car business in a busy location, which we understand has been in operation for over 50 years and has consistently sold 25 to 30+ cars per month from its forecourt.

The Property also has great potential for different residential or commercial uses, subject to consents.

## THE PROPERTY

**ADDRESS** | Hurley House Garage, 7-9 Speedwell Road, Speedwell, Bristol, BS5 7SA

This Freehold property and development opportunity is for sale by Private Treaty and is being sold with Vacant Possession.

The ground floor is used by the existing car sales business, with a forecourt that surrounds the property on three sides. A four bedroom residential apartment located on the first floor.

Ground Floor | Car Garage Workshop | Showroom | Multiple Office | Storage | 292 SqM | 3142 SqFt  
First Floor | Residential Apartment | Hallway | Living Room | Kitchen | Bedroom 1 | Bedroom 2 | Bedroom 3 | Bedroom 4 | WC | Bathroom | 121 SqM | 1302 SqFt

Tenure - Freehold  
Council Tax - A  
Current EPC - E

## THE OPPORTUNITY

The Property occupies a prominent location on the roundabout connecting Whitehall to Speedwell via Speedwell road. The existing business has been a successful car business over many decades as it has both a well equipped MOT licenced workshop, Showroom with multiple offices on the ground floor. Along with an additional four bedroom apartment on the first floor.

The Purchaser may wish to continue using the property in its current use and configuration, or it could be extended subject to consents. Alternatively, the site could be suitable for a range of commercial and mixed uses, subject to gaining the necessary consents.

The Property is being sold with a Guide Price of £550,000 to £650,000.

The Sellers would prefer Unconditional offers, but will consider Subject to Planning proposals.

## LOCATION

This development site is located in a prominent position on the roundabout of Whitehall Road & Speedwell Road in the popular area of Speedwell.

Speedwell itself is well located with easy access to Bristol City Centre as well as being within striking distance of the large residential areas of East Bristol, with large employment zones

nearby and road access to the wider South West via the M4 & M5 motorways.

## PLANNING

The site has a previous planning application running for a convenience store, which is still pending.

Planning ref: 25/11694/F (Bristol City Council).

The Sellers will not be concluding the planning application and we understand the application will be withdrawn by the applicants (who are not the Sellers).

More information available on request.

## METHOD OF SALE

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The site is to be sold by private treaty, Subject to Contract.

Unconditional offers are preferred, but conditional, subject to planning offers may also be considered.

The Sellers are open to a sale of the company that owns the Property: HURLEYHOUSE PROPERTIES LIMITED.

Please inquire for more details.

## DETAILS TO ACCOMPANY OFFERS

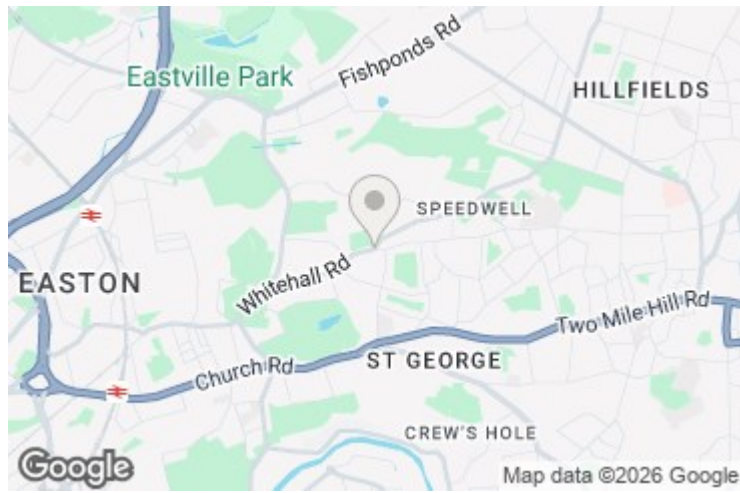
As part of your offer, please provide:

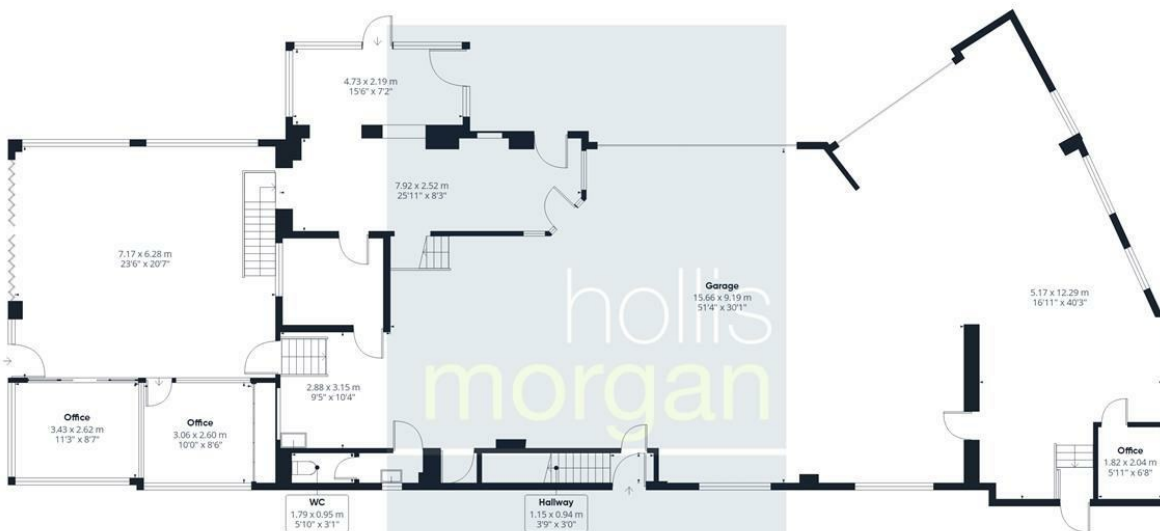
- Price
- Payment profile (deposit level & any deferred payments)
- Conditions of the purchase
- Timescales for purchase
- Financing Details - Proof of Funds, including details of any lender

## DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 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. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, 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-angle lens. Computer generated images are purely for illustrative purposes only and are not exact images of the approved plans, parties should undertake their own due diligence on the designs and plans. 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.

# Hurley House 7-9 Speedwell Road, Speedwell, Bristol, BS5 7SA





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
412.9m<sup>2</sup>  
4444 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.

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