

estate agents **auctioneers**



Land @, Copp Hill, Westerleigh, South Glos, BS37 8QH
Sold @ Auction £290,000

Hollis Morgan – A Freehold 5.64 ACRE SITE in the VILLAGE OF WESTERLEIGH with scope for DEVELOPMENT subject to consents.

- FREEHOLD
- PARCEL OF LAND
- 5.64 ACRES
- EDGE OF VILLAGE
- RESI & COMMERCIAL POTENTIAL STP
- VACANT
- EXCLLENT ACCESS
- STRATEGIC PARCEL

THE LAND

Site @ Copp Hill, Westerleigh, South Glos, BS37 8QH

A Freehold 5.64 parcel of land on the edge of the popular Village of Westerleigh. The site has two large areas of hardstanding plus two vehicle access points (we understand this access is to Highways standard - refer to documents in legal pack) and we understand both single and 3 phase electricity plus mains water. Sold with vacant possession.

Tenure – Freehold
Utilities, Rights & Restrictions - Please refer to the Legal Pack
Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

5.64 ACRES WITH POTENTIAL (stp)

The land has been in the same ownership since the 1970's and we understand planning was previously granted for a plant nursery.
The site has scope for a wide range of development and commercial uses subject to gaining the necessary consents.
Interested parties to make their own investigations.

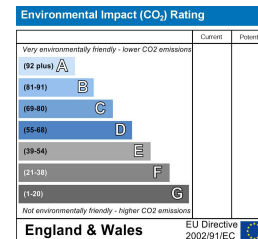
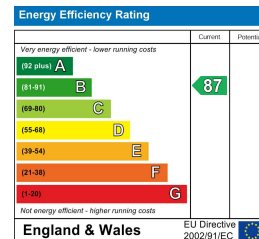
LOCATION

Westerleigh is a small village on the southern fringes of the Cotswolds, approximately 3 miles from the market town of Chipping Sodbury and Yate. The village has public houses, a church, car repair garage, large sports/recreation field and good local walks in the surrounding countryside. It is just 4.3 miles from the M4 Junction 18 and circa 10 miles to Bristol. Yate has an extensive shopping centre, a train Station with main line connection, leisure centre and cinema complex. Westerleigh also offers easy access to the Cotswolds, Bath (approx. 11 miles) and Tetbury via the A46 plus there are several choices of Infant and Secondary schools in the area.

PROPERTY DETAILS 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. 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.





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