

estate agents **auCTIONEERS**



Coach House and Stables @, Wick Road, Brislington, Bristol, BS4 4HP  
Guide Price £450,000

Hollis Morgan – A Freehold DEVELOPMENT OPPORTUNITY ( 6714 Sq Ft ) comprising a collection of COACH HOUSES | STABLES | OUTBUILDINGS | GARAGES on a 6 Acre Plot.

- FREEHOLD COACH HOUSE
- GARAGES
- LAND
- DEVELOPMENT OPPORTUNITY
- 6 ACRES
- SECLUDED LOCATION
- VACANT POSSESSION
- WOODLAND
- CLOSE TO SANDY PARK

#### THE PROPERTY

ADDRESS | Coach House, Stables & Garages @ Wick Road, Brislington, Bristol BS4 4HP

A Freehold period coach house, stables, 6 garages plus various outbuildings comprising 6714 Sq Ft occupying a plot of approximately 6 Acres which slopes across the Nightingale Valley and down towards the Brislington Brook with vehicular access via a lane from Wick Road.

We understand the Stables and Coach Houses were built c1790 for Wick House Manor. Various additional barns ( breezeblock and dutch plus a grain silo ) were built in the 1960's when the property was operating as a Corn and Forage Merchants ( selling animal feed ). Since the business closed late 1990's the Old Stables and Coach Houses have been used for storage.

Please note the end property ( Wick Cottage ) was converted into a dwelling in 1984 but has been subsequently sold.

Sold with vacant possession.

Tenure - Freehold

Utilities, Rights & Restrictions - We understand Wick Cottage has a ROW across the land - please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

#### THE OPPORTUNITY

RESIDENTIAL DEVELOPMENT OPPORTUNITY

The collection of buildings and garages have a combined 6714 Square Footage of accommodation and have scope for a wide range of residential development opportunities or conversion into a large family home.

We understand no recent planning of this nature has been sought.

All above subject to gaining the necessary consents - interested parties to make their own investigations

#### LOCATION

The property is located close to the vibrant Sandy Park High Street within the popular suburb of Brislington.

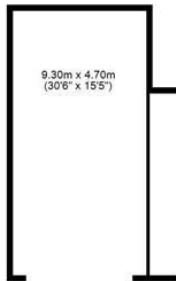
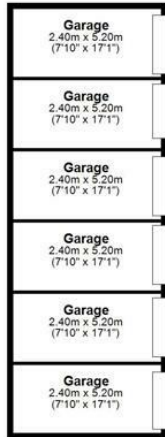
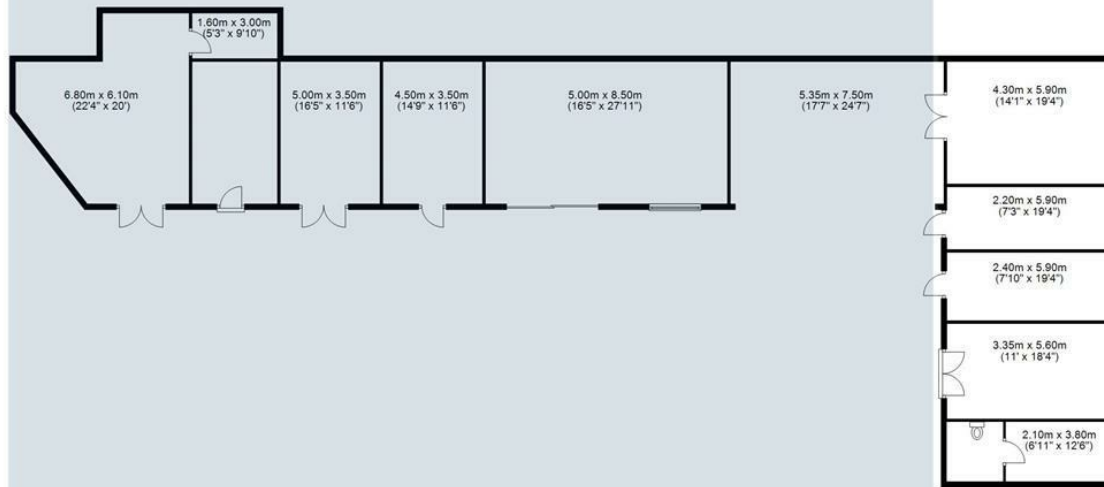
Local amenities and services are all within close proximity including convenience stores, cafes, bars and restaurants. Bristol City Centre is approximately two miles away.

#### PROPERTY DETAILS DISCLAIMER

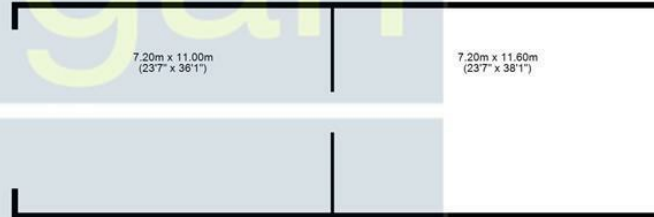
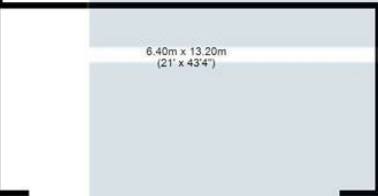
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan 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 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.



Ground Floor



Out Building



Out Building

Total area: approx. 623.8 sq. metres (6714.5 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale. This plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed.

Plan produced using PlanUp



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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