



The Shop, The Common, Patchway, Bristol, BS34 6AL

Sold @ Auction £77,000

Hollis Morgan – A Freehold DEVELOPMENT OPPORTUNITY comprising DETACHED OFFICE (356 Sq Ft) with PARKING and GARDEN | Scope for RESI DWELLING stp.

The Shop, The Common, Patchway, Bristol, BS34 6AL

THE PROPERTY

The Shop, The Common Patchway, Bristol, BS34 6AL

A Freehold detached single storey commercial property (356 Sq Ft) with off street parking to the front, side access and enclosed rear garden.

Sold with vacant possession.

Tenure - Freehold

EPC - On Order

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

BUILDING PLOT | STP

The land has potential for a residential development such as a single detached dwelling or a pair of flats with parking and gardens.

We understand no planning of this nature has been previously sought,

Interested parties to make their own investigations.

Subject to gaining the necessary consents.

COMMERCIAL

Potential to refurb and extend the existing detached commercial property.

All subject to gaining the necessary consents.

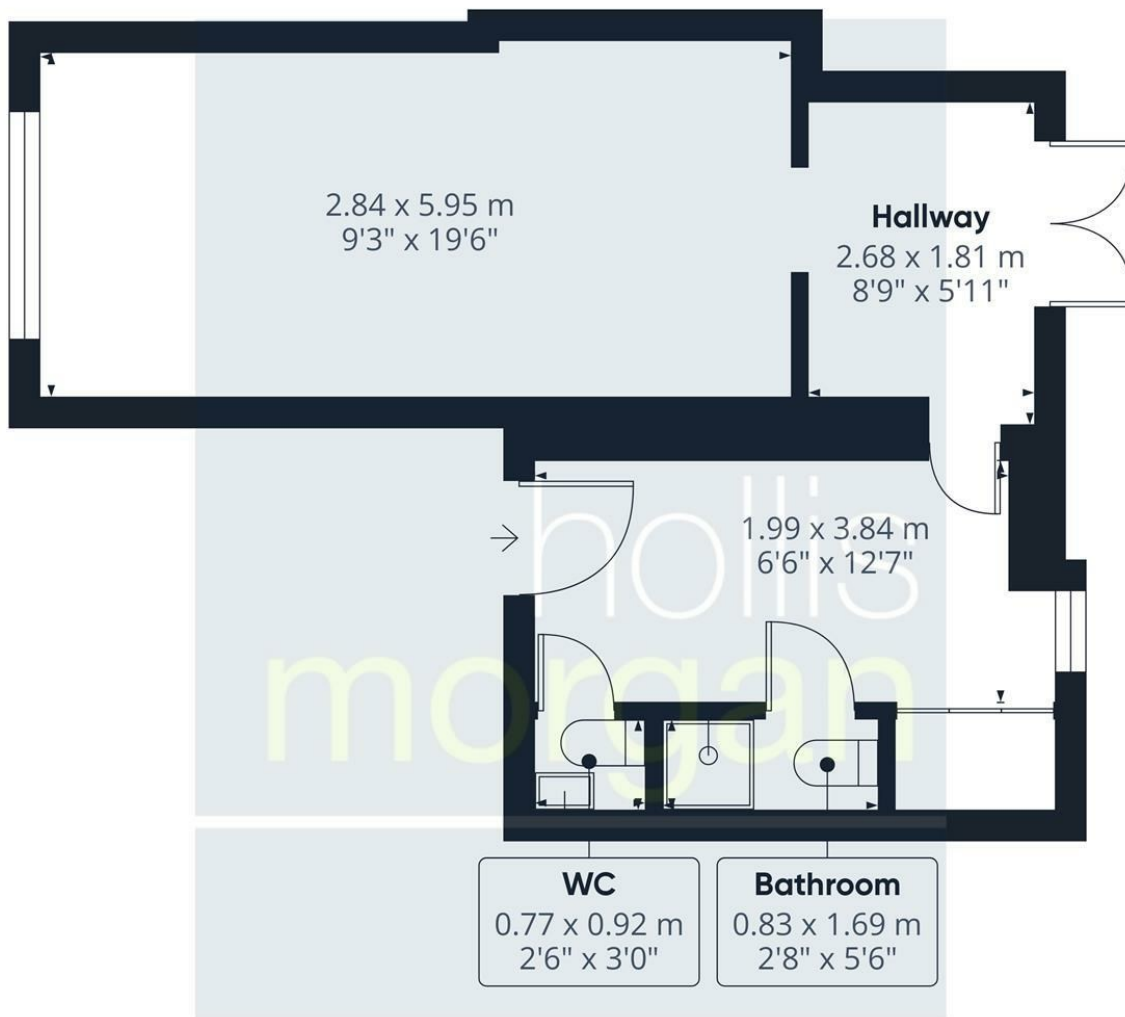
LOCATION

Located on the original village road in Patchway Common with a range of amenities, including shops, restaurants, and schools whilst the nearby Patchway Common provides excellent public amenity space . Excellent access to the M4/M5 regional motorway network and the A38 for access to Bristol - ideally situated for UWE or Southmead Hospital with major employers such as Airbus and the MOD also close by.

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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack.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.





Approximate total area⁽¹⁾
33.15 m²
356.81 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO₂ emissions</small>		<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	
England & Wales		England & Wales	

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