

# MAGGS & ALLEN

LAND AT BERWICK FARM, BERWICK LANE  
HALLEN, BRISTOL, BS10 7RS



## PRICE GUIDE £85,000

An opportunity to acquire two parcels of land extending to approximately 0.76 acres in total, situated within the grounds of the former Berwick Farm in Hallen.

The site offers potential for a variety of different uses including redevelopment, subject to obtaining the necessary planning consents.

Within the wider grounds of Berwick Farm, the former farmhouse and a separate coach house, have recently secured planning permission for conversion/re-building as two individual residential dwellings.

An outstanding opportunity for purchasers seeking a versatile site with scope for a range of residential, commercial, or agricultural uses, in an established and desirable setting.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

**0117 973 4940**

[WWW.MAGGSANDALLEN.CO.UK](http://WWW.MAGGSANDALLEN.CO.UK)

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## LOCATION

From Hallen Road heading northwest, turn right onto Berwick Lane and proceed along the road for approximately 0.6 miles and Berwick Farm will be on your left-hand side. The property is approached via a newly installed road adjoining Berwick Lane. Upon entering the new road, drive past 'The Coach House' ruins on your left hand side and the land can be found on either side of the road.

The village of Hallen is situated just north of the Bristol city boundary, just 1.5 miles from Henbury and Blaise Castle Estate. Easy access is provided to the

M4/M5 with links to London, South Wales, Birmingham and the South West. The Mall at Cribbs Causeway is also within easy reach by car. Schools close by include Blaise Primary and Nursery School, St Bede's Catholic College and Blaise High School.

## SITE AREA

The land measures approximately 0.76 acres in total across two parcels.

Parcel 1: 0.54 acres (2,201 m<sup>2</sup>)

Parcel 2: 0.22 acres (892 m<sup>2</sup>)

## TENURE

The land is for sale on a freehold basis.

## LOCAL AUTHORITY

South Gloucestershire Council.

## SITE PLAN & AERIAL IMAGES

The site plan and aerial images are provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

## VIEWINGS

Strictly by appointment with Maggs & Allen - 0117 973 4940



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