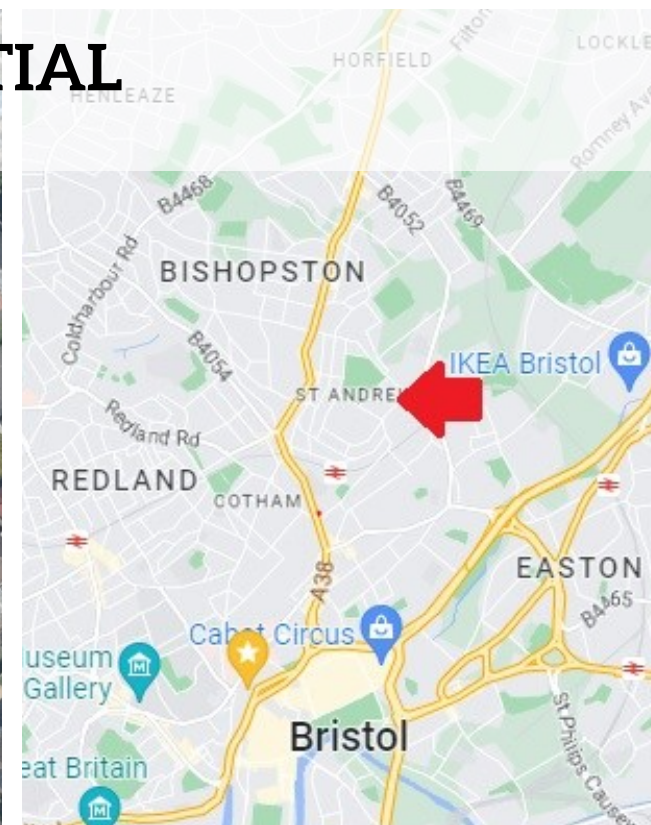


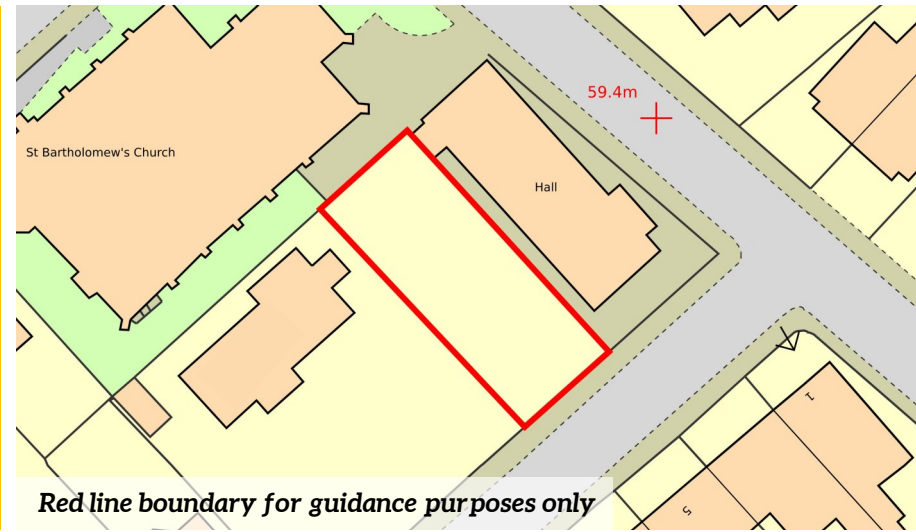
# FOR SALE – PLOT WITH DEVELOPMENT POTENTIAL

Plot, 8 Walsingham Road, St Andrews, Bristol, BS6 5BT



Red line boundary for guidance purposes only

- Rare Opportunity
- Excellent location in sought after residential area of St Andrews
- Plot with development potential for residential dwellings (subject to planning)
- Approximately 0.09 acres
- Freehold for sale with guide price of £325,000 exclusive



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Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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## LOCATION

The plot of land is located fronting onto Walsingham Road in the sought after and upmarket residential area of St Andrews in Bristol. The surrounding area has a mix of detached, semi-detached and terraced residential homes and the plot of land is adjacent to a detached house and a Parish Hall.

The plot is less than 2 miles from Bristol city centre and there is excellent access to the motorway network via the M32 which leads to the M4 and the rest of the motorway network. The nearest railway station is Montpelier which is a short walk or drive from the property and has connections to Bristol Temple Meads Railway Station.

## DESCRIPTION

The property comprises a self-contained plot of land which we understand previously formed part of the garden to the Church Rectory. The site measures approximately 0.09 acres and benefits from road frontage.

The property is adjacent to a Church, Church Hall and Church Rectory. We are of the view that the plot could suit residential dwellings subject to the relevant consents being obtained.

## PLANNING

We note that a pre-application enquiry has not been submitted for the site and a planning application has not been submitted.

The property does not sit within a conservation area and is within Flood Zone 1.

We recommend that interested parties make their own enquiries in relation to planning matters.

## PRICE

The freehold interest is offered for sale with a guide price of £325,000.

## VAT

All prices quoted are exclusive of VAT if applicable.

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

*Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.*

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO: Tom Coyte MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

## SUBJECT TO CONTRACT

February 2023



## CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

## ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.