

FOR SALE - FREEHOLD OPPORTUNITY IN CLIFTON

Amberley Hall Day Nursery, 21 Richmond Dale, Clifton, Bristol BS8 2UB



- An attractive former day nursery over ground and first floors with redevelopment potential (subject to consents)
- The property is in a prime Clifton location close to the Clifton Downs
- Freehold with Vacant Possession with a guide price of £750,000
- Grade II Listed with an approximate Gross Internal Area of 3,091 sq. ft (287.16 sq. m)
- Suitable for various commercial or residential uses (subject to planning)

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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 **BURSTON
COOK**
0117 934 9977

LOCATION

The property is situated in Bristol within the upmarket residential suburb of Clifton in close proximity to Redland & Sneyd Park and within a short walk of Bristol's famous Clifton Downs.

DESCRIPTION

Formerly a day nursery, the property comprises a substantial period building arranged over ground and first floors. The building is approached through the front garden which could potentially offer off street parking (subject to consents).

The ground floor is currently arranged as a large room to the front, kitchen, office, WCs and storerooms. A staircase leads to the first floor which is configured as a large open plan room with excellent ceiling height, with two further partitioned rooms and further WC facilities. There is also an entrance at first floor level which leads from the road at the rear of the premises.

The property is Grade II Listed and has most recently been used as a nursery premises.

The property offers a fantastic opportunity to secure a freehold building in Clifton for either commercial occupation or for redevelopment subject to the relevant planning and listed building consents.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate gross internal floor area:

Area	Sq ft	Sq m
Ground Floor	1,531	142.23
First Floor	1,560	144.93
Total:	3,091	287.16

TENURE

Freehold with Vacant Possession.

PRICE

Quoting £750,000.

PLANNING

We understand that the property benefits from Class E planning use consent as the previous use as a Nursery.

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 contract 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.

VAT

We have been advised that the property is not elected for VAT.

BUSINESS RATES

In accordance with the Valuation Office Agency Website the property has a Rateable Value of £4,950.

Interested parties may therefore benefit from small business rates relief.

EPC

A copy of the EPC is available upon request.

LEGAL FEES

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

BUYER INFORMATION & ANTI-MONEY LAUNDERING

Money Laundering Regulations require us to carry out anti money laundering checks on prospective purchasers and you will be asked to provide the necessary identification documents when required.

BUSINESS RATES

In accordance with the Valuation Office Agency website, (www.voa.gov.uk), the property has the following Rateable Value: £4,950.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlotte Bjoroy BArch

Tel: 0117 934 9977

Email: charlotte@burstoncook.co.uk

FAO: Tom Coyte MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT

August 2024

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (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.



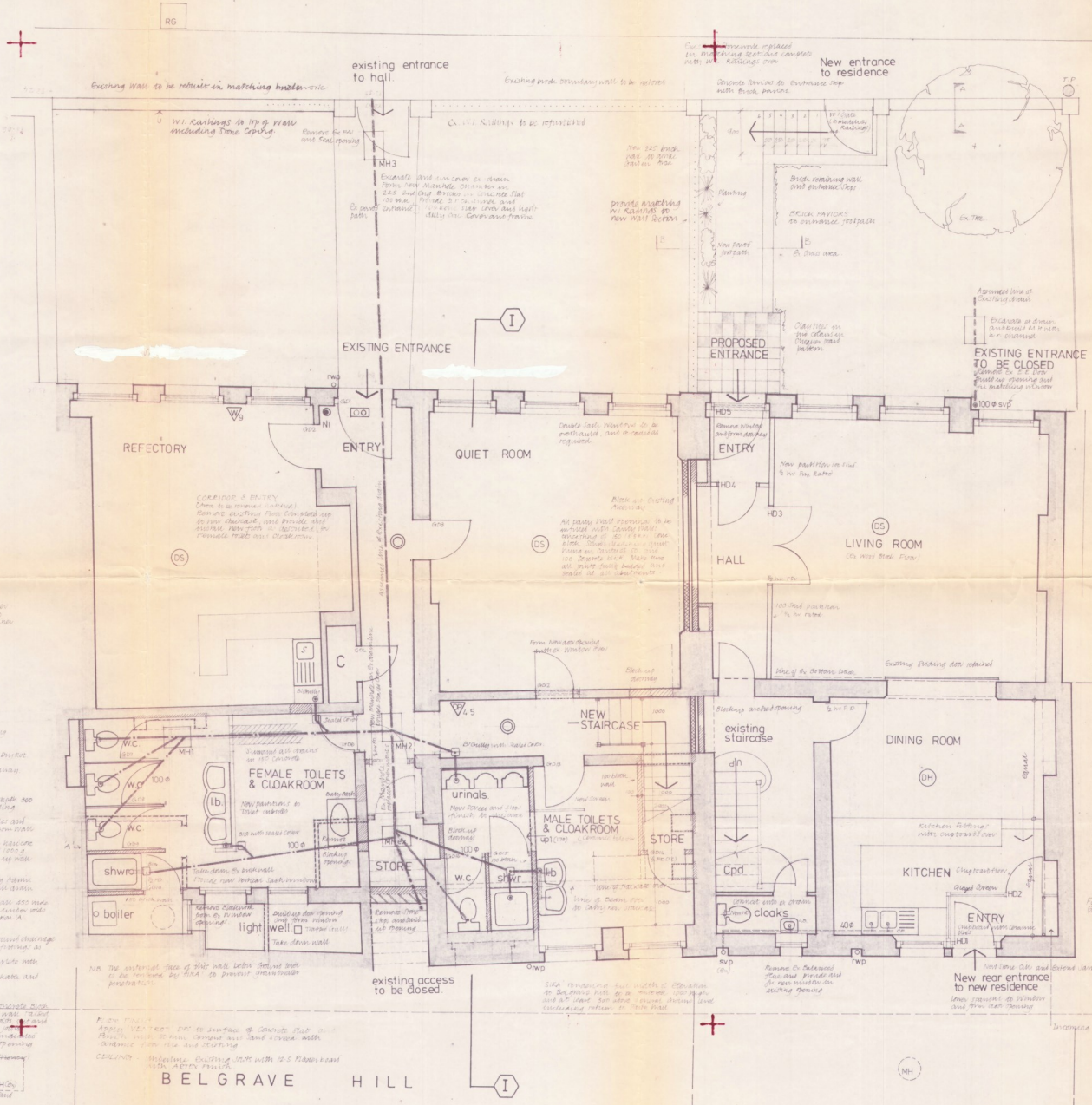
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CENTRAL HEATING BOILER
 New cast iron central heating boiler
 This unit situated in room 100 to be
 connected to the boiler room.

FEMALE TOILETS & CLOAKROOM
 All existing fixtures retained including
 1000 in floor.
 Retain all floor tiles and wall tiles.
 Retain all doors and timber skirting to doors.
 A change from timber and painted iron
 to metal door.

MALE TOILETS & CLOAKROOM
 Retain all existing fixtures and
 fittings including the shower and
 the washbasin. Retain the floor tiles
 and wall tiles. Retain the door
 and timber skirting to door.
 Retain the door and timber skirting to door.
 Retain the door and timber skirting to door.

WALLS
 Retain all walls and ceiling in the
 Refectory, Quiet Room, Hall, Living Room,
 Dining Room, Kitchen, and Store.
 Retain all walls and ceiling in the
 Quiet Room, Hall, Living Room,
 Dining Room, Kitchen, and Store.

FLOORING
 Retain all floor tiles in the
 Refectory, Quiet Room, Hall, Living Room,
 Dining Room, Kitchen, and Store.
 Retain all floor tiles in the
 Quiet Room, Hall, Living Room,
 Dining Room, Kitchen, and Store.

CEILING
 Retain all ceiling in the
 Refectory, Quiet Room, Hall, Living Room,
 Dining Room, Kitchen, and Store.
 Retain all ceiling in the
 Quiet Room, Hall, Living Room,
 Dining Room, Kitchen, and Store.

Existing walls to be retained in matching materials
 New entrance to residence to be retained
 Existing walls to be retained in matching materials
 New entrance to residence to be retained

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 New entrance to residence to be retained
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- KEY**
- Fire Alarm Call Station
 - Emergency Light Fitting
 - Detector Point (Heat & Smoke)
 - ▽ Entry/Exit Point
 - Non-Admittance Emergency Exit Sign
 - NI General Fire Precaution Notice

PROPOSED GROUND FLOOR PLAN

THE MISSION HALL AMBERLEY HOUSE SCHOOL 42 APSLEY ROAD CLIFTON BRISTOL BS8		Project: PROPOSED GROUND FL Project: 8807 Date: 2007/88 Scale: 1:50
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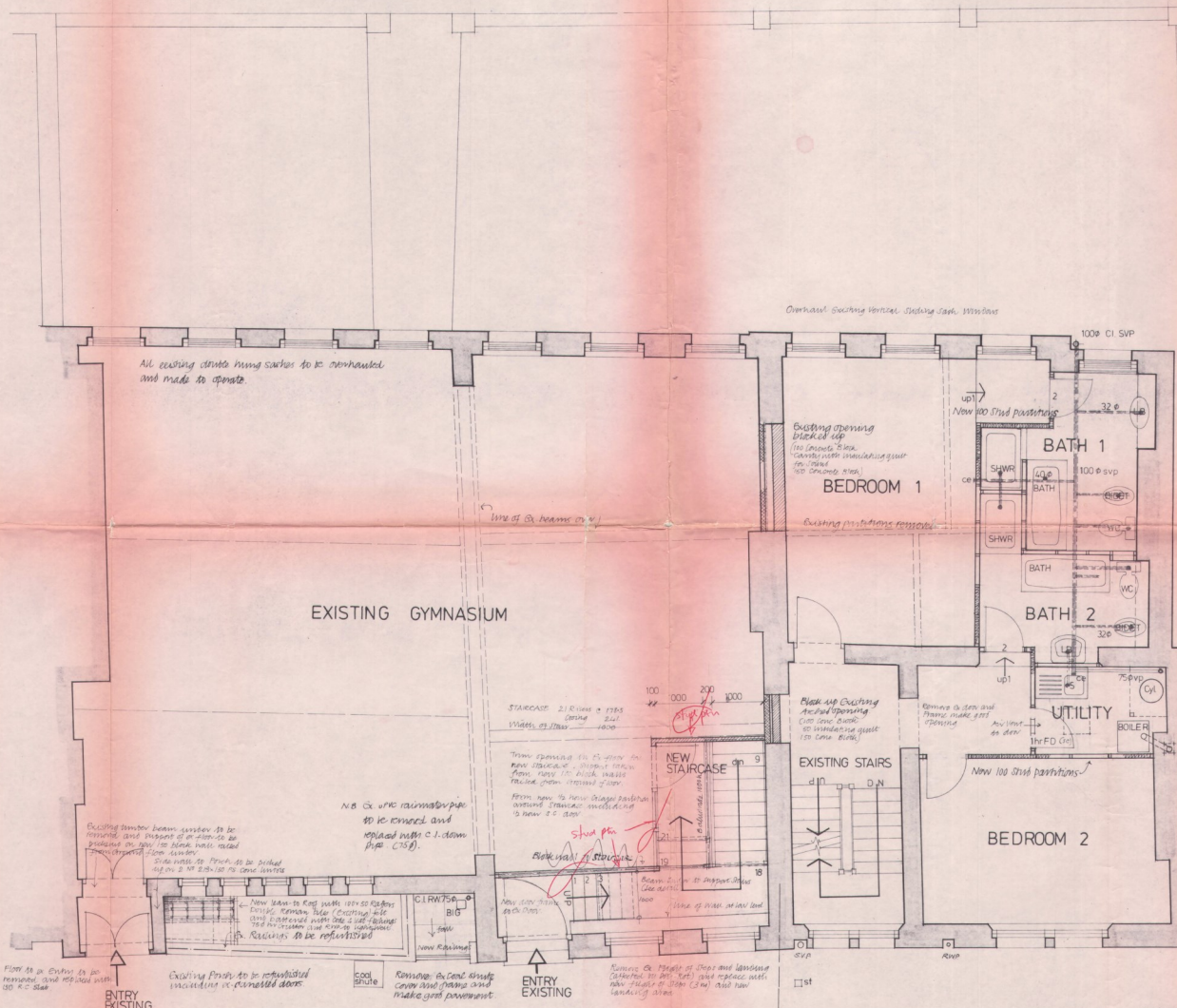
Do not scale this drawing. Contractor must check all dimensions and verify all discrepancies.

Michael Biggs Chartered Architect
 23 Westacre Close Bristol BS10 7DQ Telephone 0272 501061
 © Michael Biggs ARIBA, Dip LA

REVISIONS:

- 1. Clarification of space reserved and position of fire alarm call point.
- 2. Clarification of space reserved and position of fire alarm call point.
- 3. Clarification of space reserved and position of fire alarm call point.

Dec 17 2007



Please consult to Westacres, Bathurst
at 100 100 100 100

NOTE: Bath 1 is to be retained as per above & new bath to be installed in the existing space with the existing and the old bath to be removed. The new bath to be installed in the existing space with the existing and the old bath to be removed. The new bath to be installed in the existing space with the existing and the old bath to be removed.

New 100 strand partitions to be installed in the utility room and the new 100 strand partitions to be installed in the utility room and the new 100 strand partitions to be installed in the utility room.

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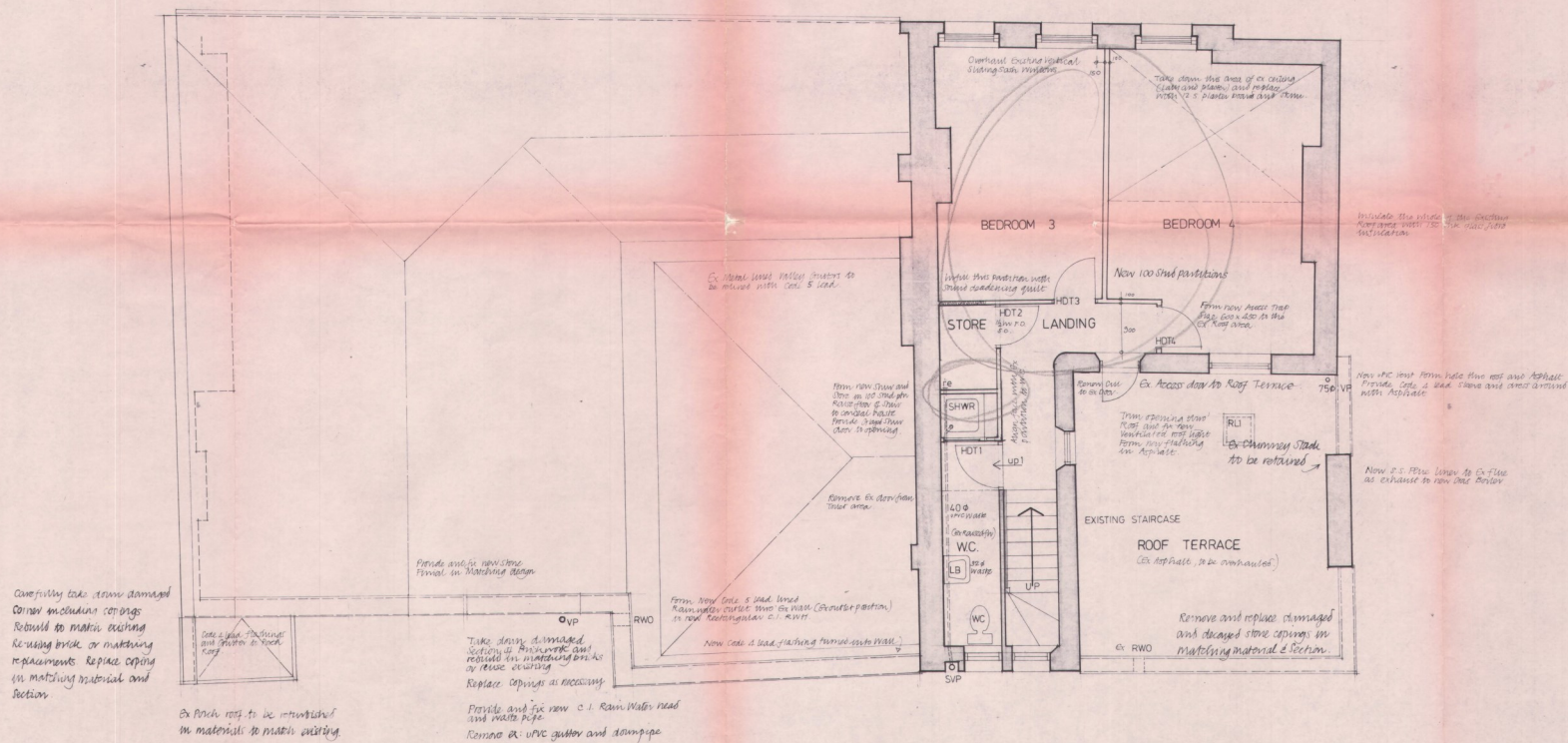
BELGRAVE HILL EXISTING GYMNASIA RETAINED PROPOSED RESIDENTIAL UNIT

PROPOSED FIRST FLOOR PLAN

Project: THE MISSION HALL	Date: 22/07/88	Scale: 1:50
Client: AMBERLEY HOUSE SCHOOL	Drawn: [Signature]	Issue: [Signature]
Address: 47 APSLEY ROAD	Scale: 1:50	Issue: [Signature]
Location: CLIFTON BRISTOL BS8	Scale: 1:50	Issue: [Signature]



Do not scale this drawing. Contractor must check all dimensions and state Architect of any discrepancies.
 Michael Biggs Chartered Architect
 23 Westacre Close, Bristol BS10 7DQ Telephone 0272 501988
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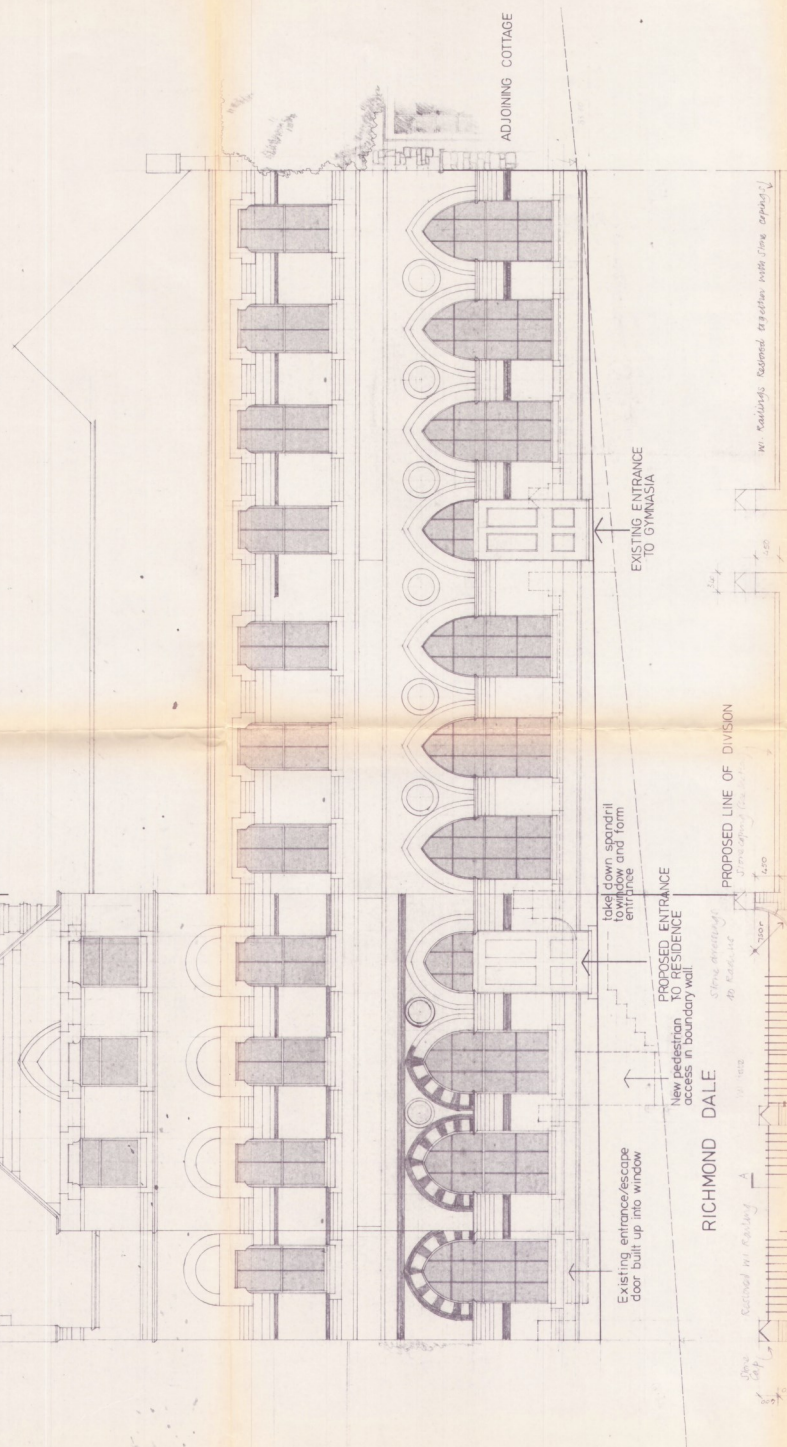
**PROPOSED
SECOND FLOOR PLAN**

project THE MISSION HALL client AMBERLEY HOUSE SCHOOL 42 APSLEY ROAD CLIFTON BRISTOL BS8		detail PROPOSED LAYOUT project 8807 drawing 7 date 30 06 88 revision scale 1:50 issue
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Do not scale this drawing. Contractor must check all dimensions and notify Architect of any discrepancies.
 Michael Biggs Chartered Architect
 23 Westacre Close, Bristol BS10 7DD Telephone 0272 501561
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PROPOSED RESIDENCE
 PROPOSED LINE OF DIVISION
 EXISTING GYMNASIA

Take away damaged
 structure and
 make good
 structure



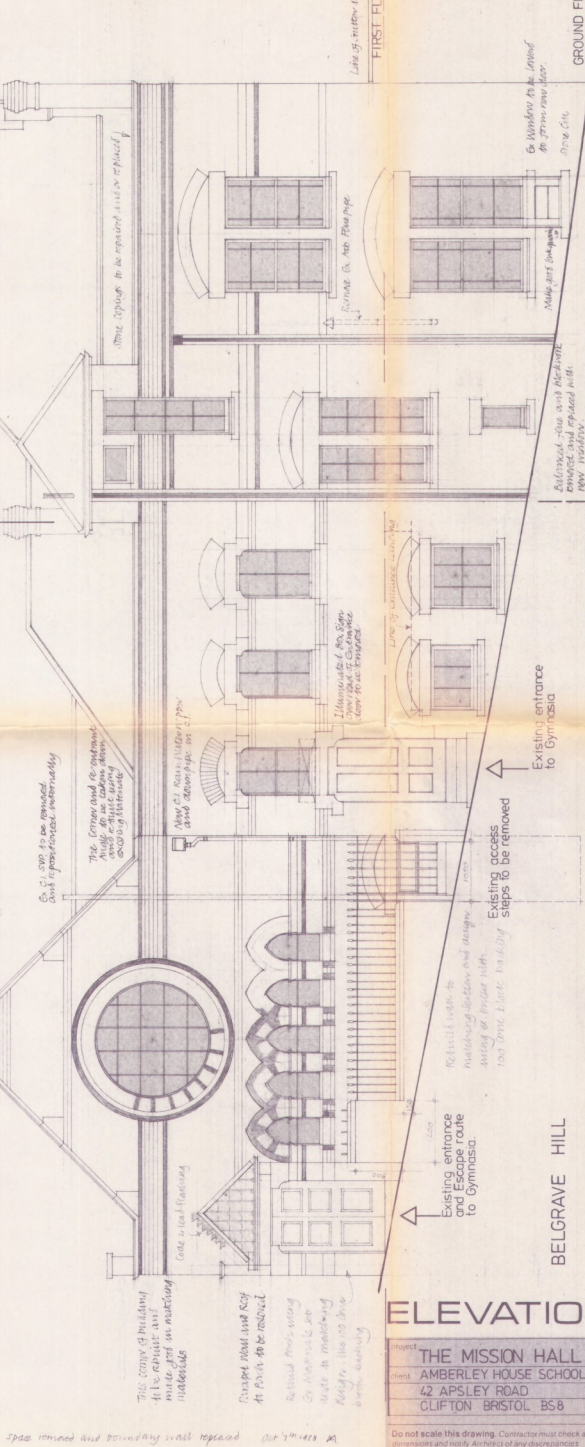
RICHMOND DALE
 PROPOSED LINE OF DIVISION

ELEVATION OF BOUNDARY WALL
 RICHMOND DALE

FIRST FLOOR
 Line of masonry to 0.000

PROPOSED DIVISION LINE

REVISION
 Car park area retained and boundary wall replaced



BELGRAVE HILL

PROPOSED LINE OF DIVISION
 SECTION TO BE FORMED INTO A
 FOUR BEDROOM RESIDENTIAL UNIT
 New rear entrance to residence

EXISTING GYMNASIA RETAINED

NOTE: This section shows heads, sills and stairways to be cleaned, zone and repaired as necessary.
 All defective masonry to be cut out and made good with matching material.

ELEVATIONS

THE MISSION HALL AMBERLEY HOUSE SCHOOL 42 APSLEY ROAD CLIFTON BRISTOL BS8		 ROAD ELEVATIONS
project 8807 date 24.07.88 scale 1:50	drawing 07 revision A issue	
Do not scale this drawing. Contractor must check all dimensions and rectify. Architect not responsible for any discrepancies.		
Michael Biggs Chartered Architect 23 Westacre Close Bristol BS13 9DG Telephone 0272 504591 © Michael Biggs ARIBA DipLA		