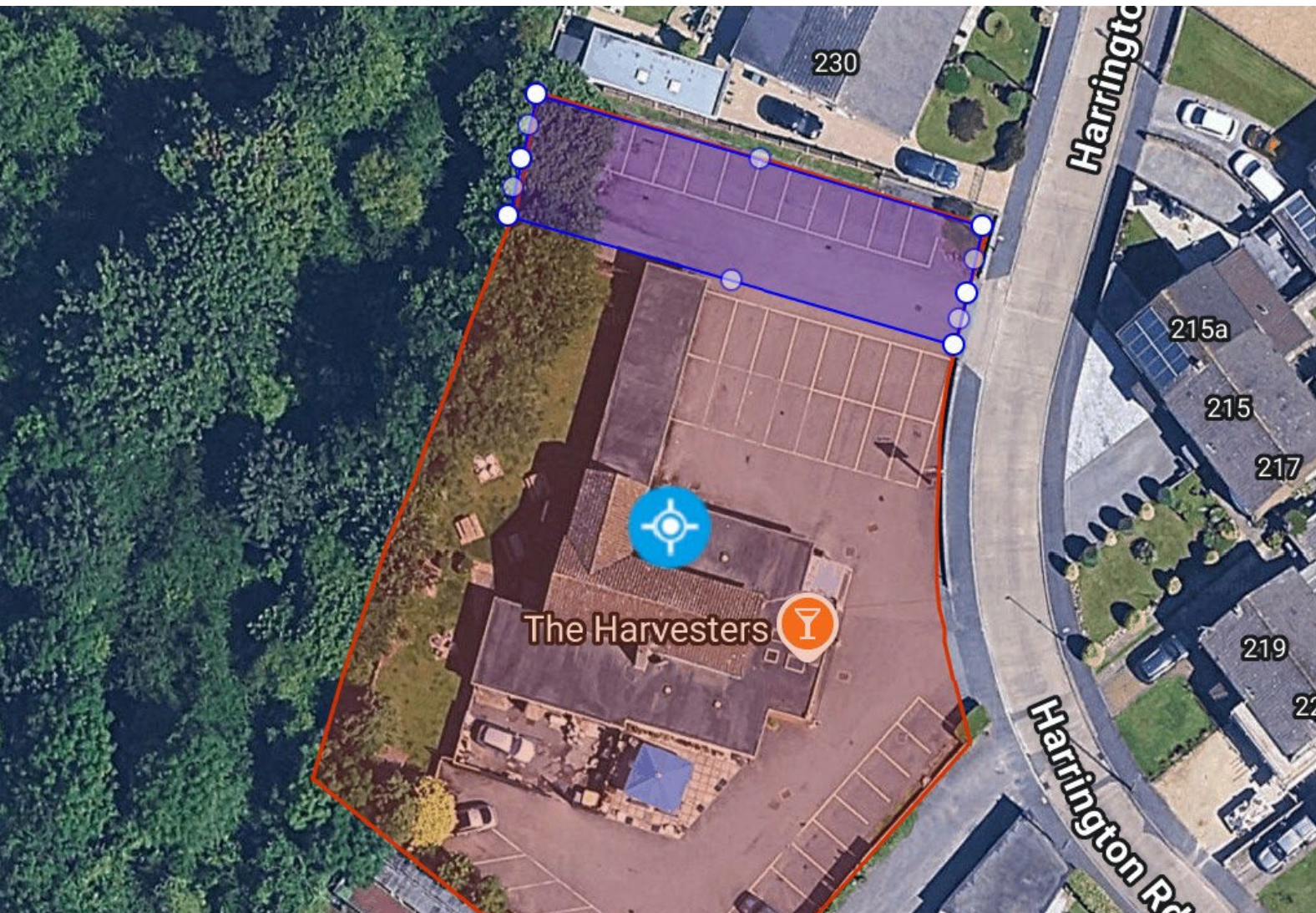


**FOR SALE FREEHOLD – GUIDE PRICE: £70,000 + VAT
LAND AT THE HARVESTER PH, HARRINGTON ROAD,
STOCKWOOD, BRISTOL, BS14 8JZ**



- Potential residential development opportunity (STP) located adjacent to the Harvester pub in Stockwood
- Alternate use for additional parking for nearby businesses or dwellings
- The land abuts the Burnbush Park at the rear
- Site area of c. 0.073 acres
- Freehold unconditional offers invited
- Likely to be of interest to local/regional developers, builders and investors

Location

Stockwood is a large suburban district to the south of Bristol, characterised by established residential neighbourhoods, local shopping parades, schools and community amenities. The area benefits from strong connectivity into Bristol city centre via the A37 and A4 corridors, as well as convenient access to the wider region through the A4174 Ring Road. The locality is well-served by public transport and sits within easy reach of Keynsham, Whitchurch and the wider South Bristol catchment.

The land is adjacent to the Harvester PH and occupies a prominent roadside position on Harrington Road, forming part of a well-established commercial cluster serving the surrounding residential population. The site benefits from strong visibility, generous frontage and convenient access to Burnbush Park at the rear.

Property Description

The parcel of land comprises a large tarmacked car park and is c. 0.073 acres in size.

Tenure

Freehold. The site forms part of the pub's title (AV240624) and will be separated at the point of sale. The demise of the site is shown for guidance purposes on page 1&3 and outlined in blue.

Planning & Development

We have been advised that the site is not located within a flood zone, and the adjoining properties are not listed, nor does the site fall within a conservation area. However, all interested parties must rely on their own enquiries to verify this information.

Bristol City Council - <https://www.bristol.gov.uk/>

Highways

Direct access is obtained from Harrington Road, with an existing entrance already in place. Prospective purchasers should undertake their own investigations to ensure the access arrangements are suitable for any proposed development.

Services

It is understood that all the main services are available in the adjacent highways but prospective purchasers should undertake their own investigations with the relevant utility companies to ensure all services are available and adequate for the proposed development.

VAT

VAT is applicable on the sale of the land.

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

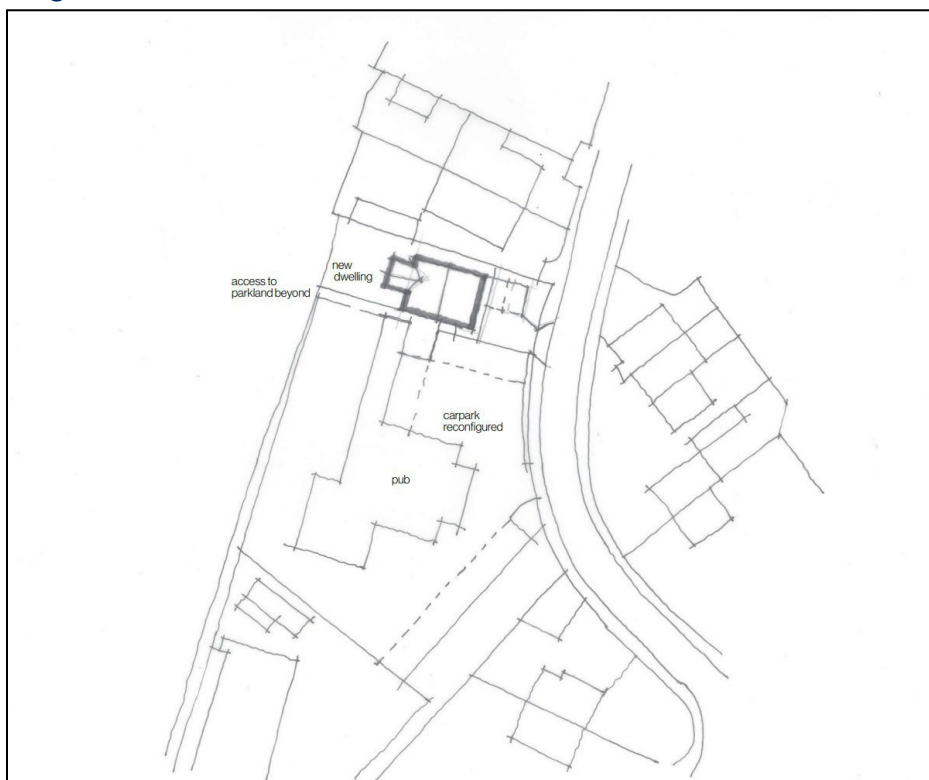
Enquiries



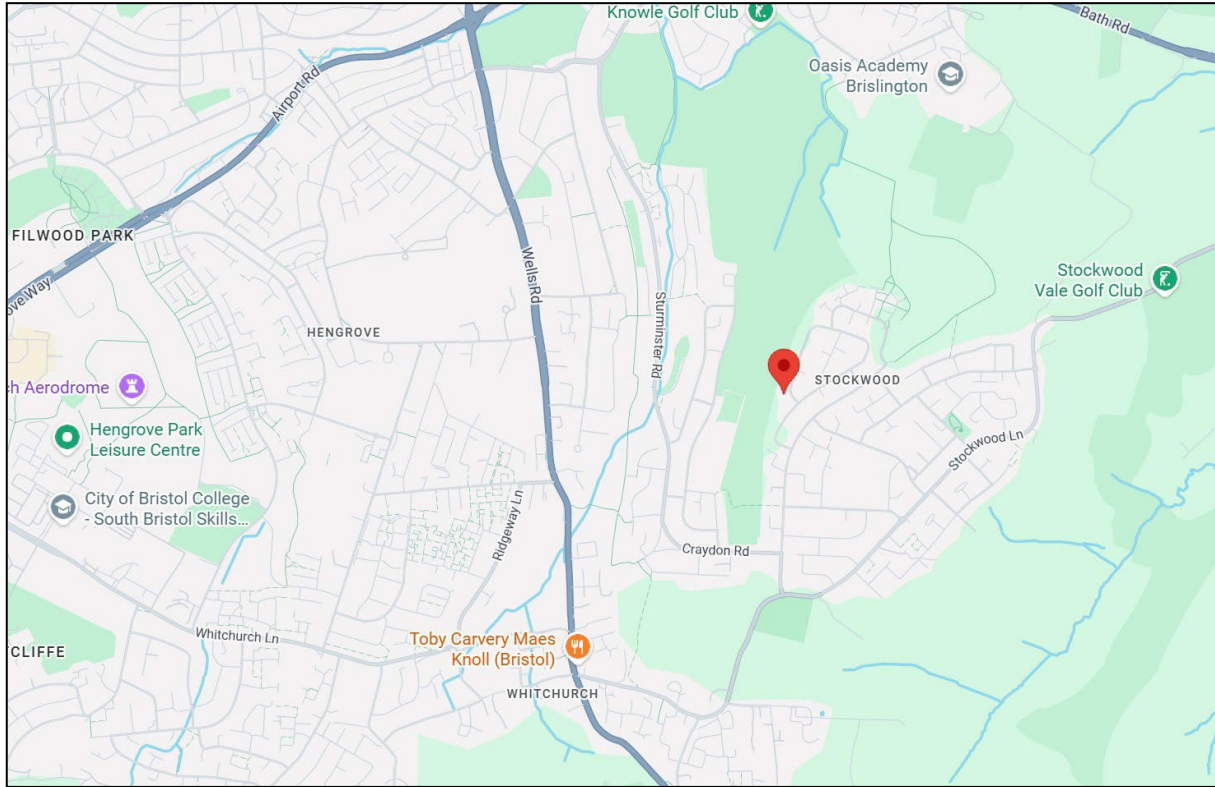
Contact: Richard Tole
Tel: 07917 088 221
Email: richard@wtsccommercial.co.uk



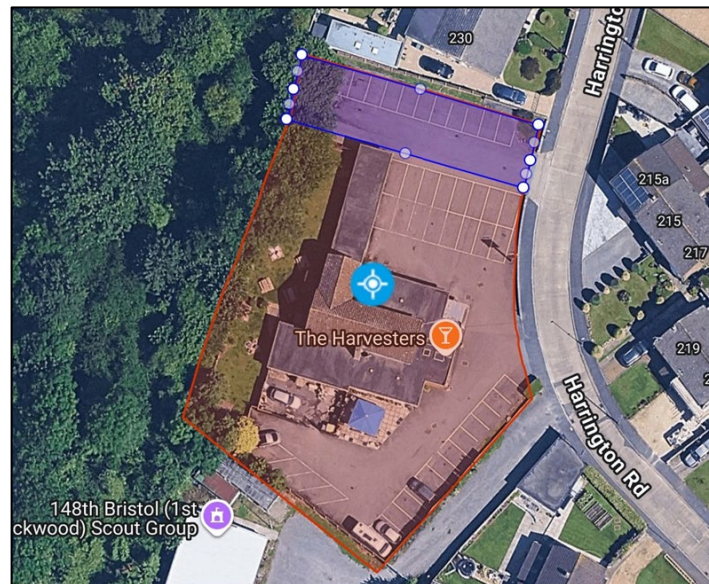
Indicative Drawing



Location Plan



Site Plan



Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

Our Services & Offices

