0333 577 8545
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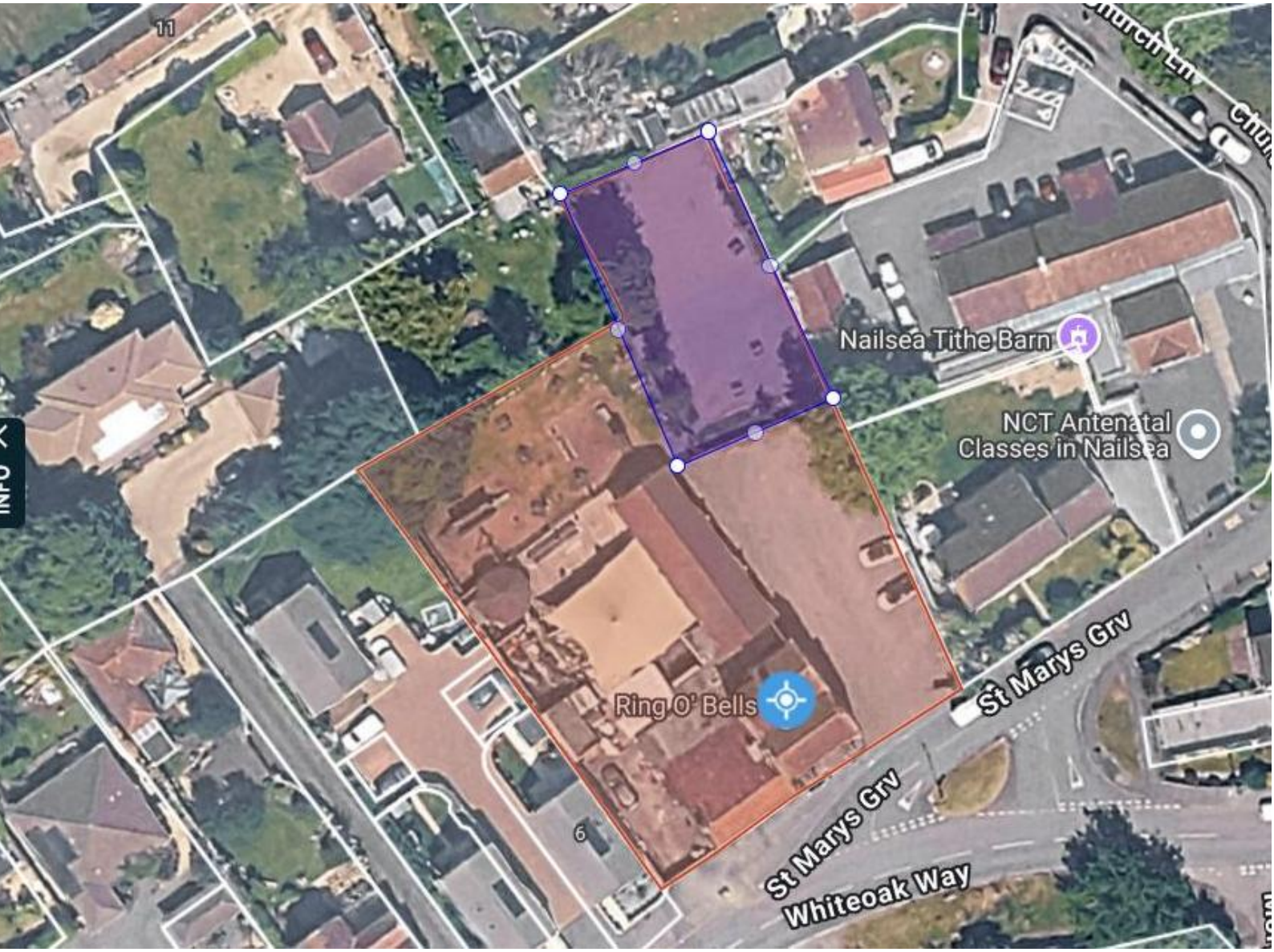
FOR SALE FREEHOLD – GUIDE PRICE: £75,000 + VAT

LAND TO THE REAR OF THE RING O' BELLS, ST. MARYS GROVE, BRISTOL, BS48 4NQ



- Regular shaped parcel of land conveniently located in Nailsea
- May be suitable for a range of uses; including storage or development (STP)
- Site area of c. 0.123 of an acre
- Freehold unconditional offers invited
- Likely to be of interest to local/regional developers

WTS Property Consultants
6 Bennetts Hill, Birmingham, B2 5ST
7-9 Henrietta Street, London, WC2E 8PS

Location

Nailsea is a well-established commuter town located just outside Bristol, with a strong high street, good local schooling and convenient access to neighbouring areas including Backwell and Wraxall.

The land is positioned to the rear of the Ring O' Bells public house on St Mary's Grove, in a private set-back location within the town's west end. The surrounding area is predominantly residential, with consistently strong values.

The plot benefits from good transport connectivity. Nailsea & Backwell Railway Station is approximately 1.5 miles away, providing direct services to Bristol Temple Meads and onward routes to London Paddington. Road links feed onto the A370 for access into central Bristol (circa 9 miles) and connect quickly to the M5 motorway via Junction 20 at Clevedon. Bristol International Airport is located around 6 miles to the south.

Property Description

The site is a regular-shaped c. 0.123 acre plot of land, which currently is used as a Petanque court for the Ring O' Bells Pub. The land is mostly gravelled, with a grassed border.

Tenure

Free Freehold. The site forms part of the pub's title (Title: AV239523) and will be separated at the point of sale. The demise of the site is shown for guidance purposes on page 1 and outlined in blue.

Planning & Development

The parcel of land is not within the greenbelt nor an Area of Outstanding Natural Beauty. For further enquiries please contact the local authority:

https://n-somerset.gov.uk/my-services/planning-building-control

Services

Prospective purchasers should undertake their own investigations with the relevant utility companies to ensure all services are available and adequate for the proposed development.

Highways

The Ring O' Bells car park fronts St Mary's Grove. It is understood that access would be granted through the existing pub car park (See Page 4) to access the site. Prospective parties should undertake their own investigations to ensure the access is adequate for proposed use.

VAT

VAT is applicable on the sale of the land.

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
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Email: richard@wtscommercial.co.uk

Contact: Harry Dowen
Tel: 07534 620 899
Email: harry@wtscommercial.co.uk

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Location Plan

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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.
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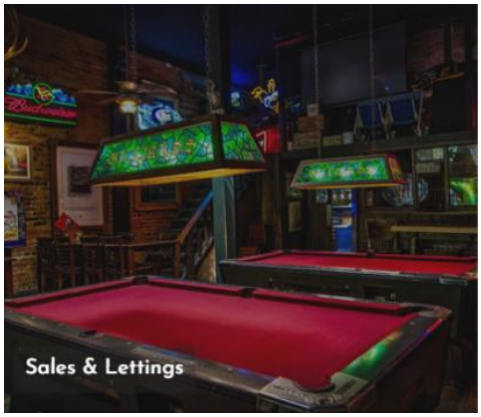

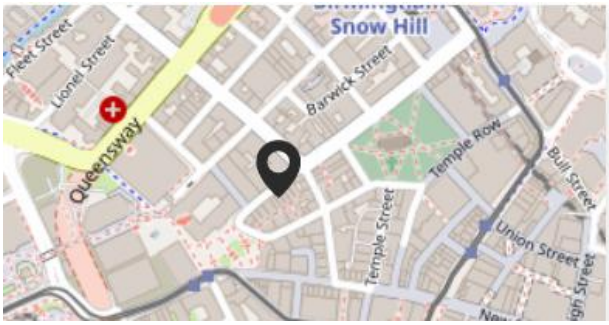

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