

GAINSBOROUGH SQUARE, LOCKLEAZE

FOR SALE



**By Way of
Private
Treaty**

This development opportunity sits within the suburb of Lockleaze and extends to approximately 0.85 acres. It is well located for all the local services and would suit a variety of different uses.

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The Site

The site extends to approximately 0.85 acres. It is vacant and currently unused. It is bordered by Cameron Walk to the North and Gainsborough Square to the West. To the East are residential properties and to the South the Lockleaze day centre. Gainsborough Square is well served by local shops and services etc . However a wider range of amenities are available a short distance away on Gloucester Road.

Location

The site is located in the residential suburb of Lockleaze 4km to the north of Bristol City Centre. The site is well located with respect to the M32 whereby junction 2 is just 2.5km away via Romney Avenue and Muller Road.

Planning

It is our opinion that the site is suitable for a variety of different uses including mixed use, residential and key worker. However interested parties should make their own enquiries to the Development Control Team at Bristol City.

Services

We understand that all mains services are in close proximity to the site however all prospective purchasers are advised to make their own enquiries.

Method of Sale

The freehold of this property is offered for sale on a conditional or unconditional basis by way of private treaty. Written offers should be submitted to the offices of CJH Land Ltd.

Viewing Arrangements

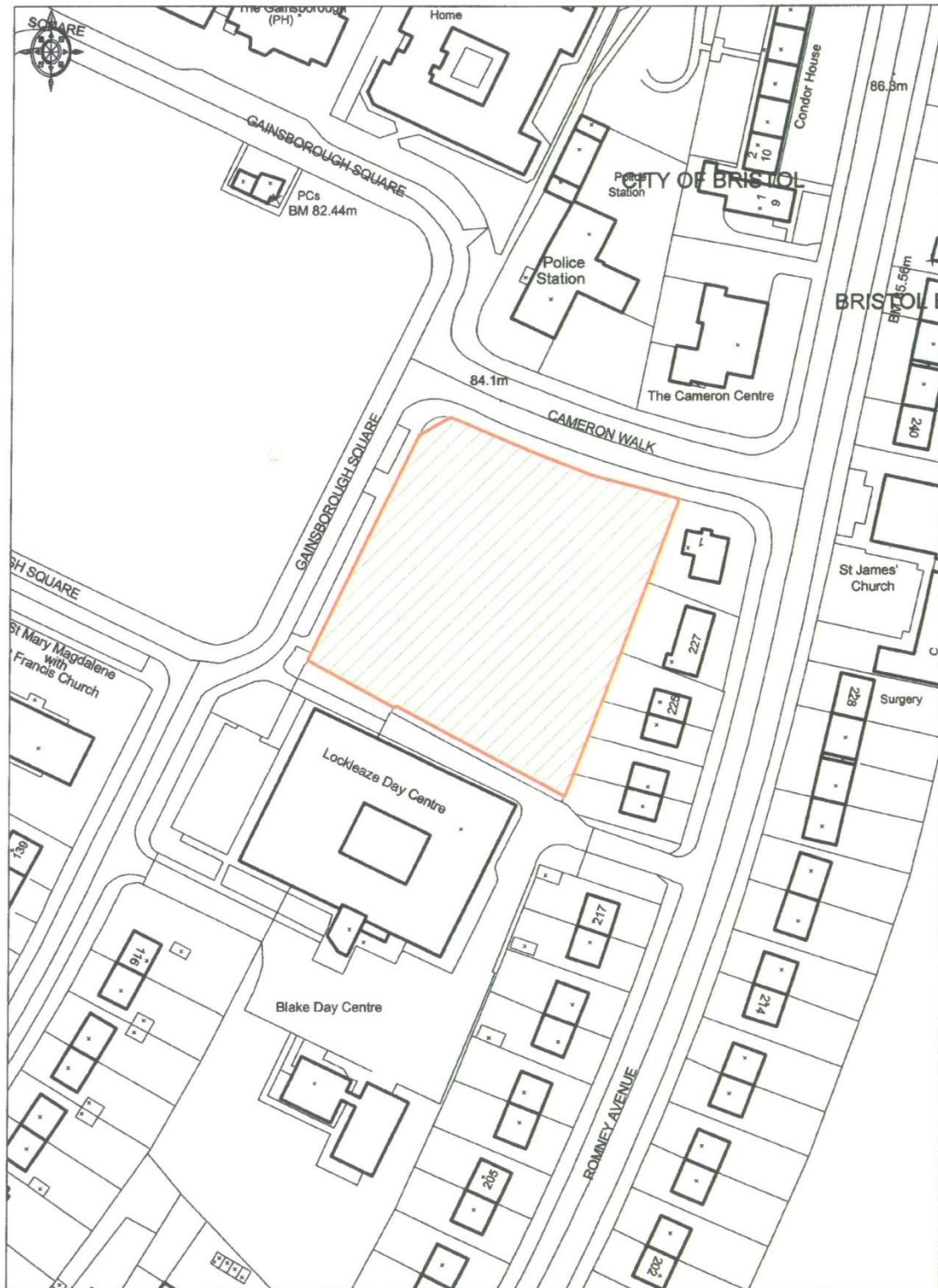
The site can be viewed during daylight hours from the roadside. If you have any queries then please contact Matthew Hiles at CJH Land on 01275 463588 or alternatively matthew@cjh-land.co.uk

DISCLAIMER

CJH Land Ltd for themselves and for the vendors of this property, whose agents they are, give notice that :-

1. Sales particulars and plans have been carefully prepared and are believed to be correct. Intending purchasers should be deemed to have inspected the property and to have satisfied themselves that it is correctly described in the particulars and plans.
2. No person in the employment of CJH Land Ltd has any authority to make or give representation or warranty whatsoever in relation to this property.

Gainsborough Square, Lockleaze, Bristol.



Ordnance Survey

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