

CJH·LAND

LIMITED

Development & Land Agency

The Gatehouse • 9 Farleigh Court • Old Weston Road
Flax Bourton • Bristol • BS48 1UR
Telephone 01275 463588 • Fax 01275 461919

TEMPLE WORKS, MORLEY ROAD, SOUTHVILLE, BRISTOL, BS3 1DT

**FOR
SALE**

**BY WAY
OF
PRIVATE
TREATY**



An excellent opportunity to purchase a brownfield development site located within the popular area of Southville within walking distance of Bristol City Centre and Temple Meads.

The site benefits from a full planning permission for the erection of 14 apartments and is adjacent to the Dame Emily Park.

Contact:

Matthew Hiles

01275 463588

matthew@cjh-land.co.uk

The Site

The site extends to approximately 0.10 acres, is vacant and currently unused. To the east is the Dame Emily Park and Playground. Residential properties border the western boundary and Morley Road sits to the north. The site is well served by local shops and services which are only a short distance away on North Street and West Street.

Location

The site is located less than 1 km south of Bristol city centre. It has the advantage of the nearby footbridge over the river at Coronation Road which provides excellent pedestrian access to the city centre. Bristol Temple Meads and Cabot Circus are within walking distance to the east.

Planning

Planning application number 08/00427/F was initially refused and subsequently granted at appeal for the erection of 12 one-bed flats and 2 two-bed flats, provision of 3 no. parking spaces and provision of cycle, refuse and recycling storage. The appeal decision and all accompanying plans and documentation are available upon request.

Services

We understand that all mains services are in close proximity to the site however all interested parties are deemed to have made their own enquiries to the relevant service authorities.

Method of Sale

The freehold of this property is offered for sale on an unconditional basis by way of Private Treaty. Written offers should be submitted to the offices of CJH Land Ltd.

Viewing Arrangements

The property can be viewed from the roadside. For access to the site 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.

