

# FOR SALE – SUBJECT TO CONTRACT

Former NHS Health Centre, St John's Lane, Bristol BS3 5AS

Development Opportunity

Hartnell  
TaylorCook



## Development Opportunity

- Freehold with vacant possession.
- Prominent redevelopment site (subject to planning)
- Circa 0.43 acres (0.174 ha).
- Situated at the junction of St John's Lane and Wedmore Vale.
- Offers invited for the freehold interest, either on a conditional or unconditional basis, exclusive of VAT.

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### Location

The property occupies a prominent position at the junction of St John's Lane and Wedmore Vale approximately 1.5 miles south of Bristol City Centre. The property lies within the Bedminster area of Bristol City. Bedminster Station is approximately 0.5 miles to the north and the new Metrobus network is approximately 0.7 miles to the north west.

St John's Lane leads onto the A38 which is the main arterial road from the City Centre heading to Bristol Airport and onwards to junction 22 of the M5 motorway.

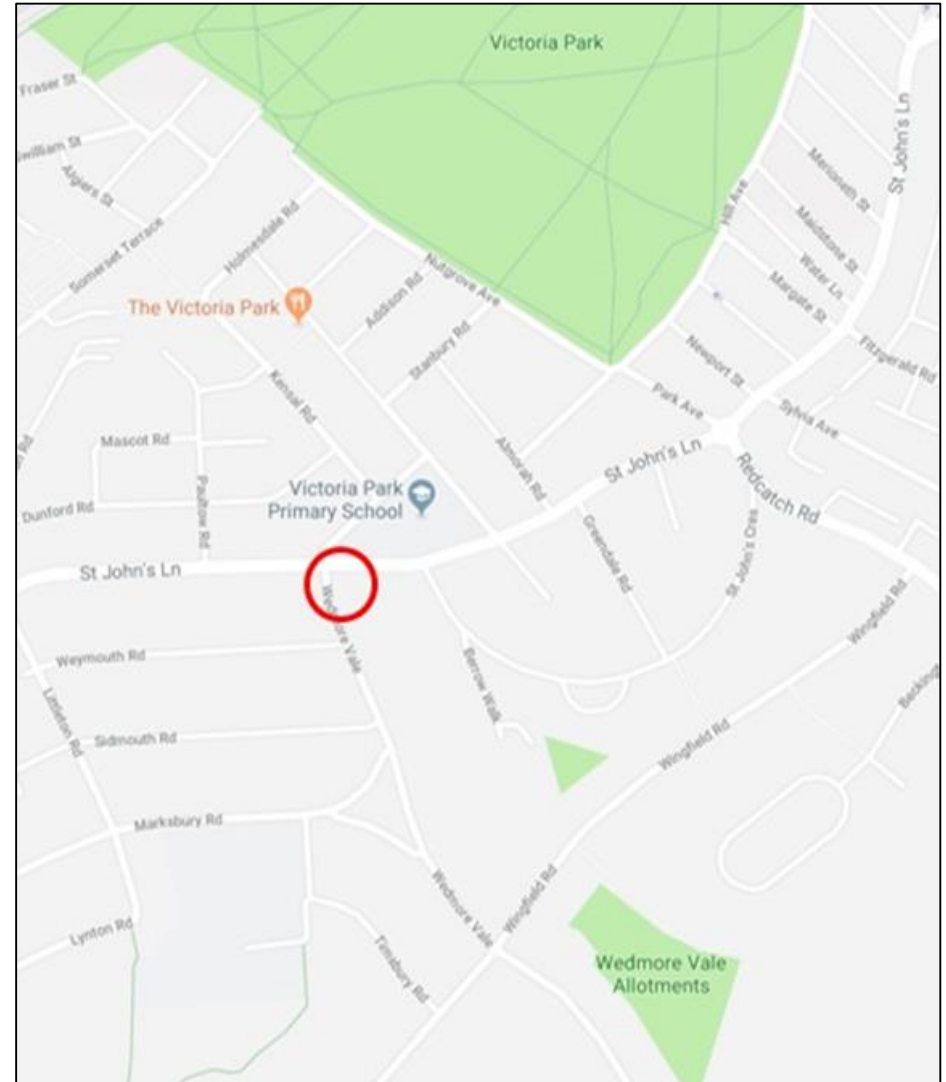
### Description

The property comprises a detached single storey building of traditional construction under a pitched and flat roof. The property currently has some 18 car spaces to the rear within a secure compound with access from Wedmore Vale.

### Accommodation

The site measures in the order of 0.43 acres and offers the following approximate floor areas

|              | sq m     | sq ft      |
|--------------|----------|------------|
| Ground Floor | 480.86   | 5,176      |
| Site Area    | 0.174 ha | 0.43 acres |



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### Tenure

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Freehold. The boundaries of the land and buildings are approximately outlined in red, for identification purposes only

### Planning

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The Health Centre is classified as a D1 use. Accordingly, Planning Permission would be required for any alternative building use.

The site is within an urban area and would suit a range of alternative uses on redevelopment, including residential and commercial, subject to planning. We advise all prospective purchasers to contact the Local Planning Authority for further information on acceptable uses.



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### Legal Costs

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Each party is to bear their own legal costs incurred in this transaction.

### VAT

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Proposals should be expressed exclusive of VAT.

### Vacant Possession

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The site will be sold with vacant possession.

### Legal Costs

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The property is offered for sale by Informal Tender and offers will be sought on either an unconditional or subject to planning basis. Proposals should be received by **Friday 11 January 2019** and address the following:-

- Full name and contact details of the proposed purchaser.
- Purchase price (expressed exclusive of VAT).
- Timescale for exchange, completion and planning if appropriate.
- Extent of due diligence required prior to exchange.
- Source and proof of funds.
- Deposit arrangements.
- Indicative scheme plan and description supporting the financial proposal (including proposed Use Class).

Neither Hartnell Taylor Cook LLP nor their clients are bound to accept the highest or any offer.

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### Viewings and Enquiries

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The property can easily be viewed externally from the public highway. The property is fully secured and internal access will need to be arranged strictly by appointment only through the agents.

For further information or to arrange an inspection of this property please contact:

### Contact:

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