Examples of previously developed urban council owned sites currently being marketed as “development opportunities”
FOR SALE

Conygre House,

Conygre Road, Filton, South Gloucestershire, BS34 7DD

- Site area circa 0.29 ha (0.71 acres)
- Residential location in Filton, North Bristol
- Brownfield site
- Unconditional or Conditional offers invited
- www.southglos.gov.uk/property for further information
LOCATION
The site is located in Filton a residential suburb of Bristol, approximately 6 miles north of Bristol town centre and well located to the motorway networks (M4 Jct 18 and M5 interchange Jct 15).

The site is bounded by residential dwellings and a children’s centre.

DESCRIPTION
The site comprises a locally listed, three storey 18th century former farmhouse (approx 625 m² gross internal area) previously used as offices and set within grounds of approximately 0.29 ha (0.71 acres).

SERVICES
Service enquires have been completed and form part of the information pack. It is believed that all main services are located within or close to the site. Prospective purchasers must satisfy themselves independently as to the location of such items.

TENURE
The property is held freehold and is to be sold with vacant possession.

VAT
The Council does not charge VAT on its land disposals.

PLANNING
The property is within the Existing Urban Area and Defined Settlement Boundary (see planning statement in the Legal & Marketing Pack).

PROPOSAL
Tenders are invited for the freehold acquisition on an unconditional or conditional (subject to planning) basis. Bids to be submitted on the prescribed form in the marketing pack. Closing date for bids is 12 noon on Friday 4th January 2013.

LEGAL COSTS
Purchaser to pay the Council’s legal and surveyors fees at the rate of 1% & 2% respectively of the purchase price.

VIEWING / FURTHER INFORMATION
Marketing Pack
www.southglos.gov.uk/property
Contact: Ian Lyons MRICS
Tel: 01454 86 5071
Email: ian.lyons@southglos.gov.uk

SUBJECT TO CONTRACT AND COUNCIL APPROVAL, OCTOBER 2012

The Council Offices,
Castle Street,
Thornbury,
South Gloucestershire,
BS35 1HF

MISREPRESENTATION CLAUSE
Misrepresentation Act 1967: These particulars, the information and measurements contained herein, are given as a guide only they are not necessarily comprehensive and do not constitute any part of an offer or the contract and must not be relied upon as statements or representations of fact.
Property Misdescriptions Act 1991: These details were prepared on the date stated above and are subject to future amendment.
FOR SALE
Kerr House

50 Morley Rd, Staple Hill, South Gloucestershire, BS16 4QD

- Site area circa 0.35 ha (0.86 acres)
- Residential location in Staple Hill, North East Bristol
- Brownfield site
- Unconditional or Conditional offers invited
- www.southglos.gov.uk/property for further information
LOCATION
The site is located in Staple Hill a residential suburb of Bristol, approximately 5 miles north east of Bristol town centre and well located to the motorway networks (M4 Jct 18 and M5 interchange Jct 15).

The site is bounded by mix of uses comprising residential, allotments and commercial premises.

DESCRIPTION
The premises comprise a 1960’s former Elderly Persons Home set in a site of approx 0.35 ha (0.86 acres). The two storey building has a gross internal area of approximately 1,400 m² and has 31 bedrooms with associated kitchen and communal areas.

SERVICES
Service enquiries have been completed and form part of the information pack. It is believed that all main services are located within or close to the site. Prospective purchasers must satisfy themselves independently as to the location of such items.

TENURE
The property is held freehold and is to be sold with vacant possession.

VAT
The Council does not charge VAT on its land disposals.

PLANNING
The property is within the Existing Urban Area and Defined Settlement Boundary (see planning statement in the Legal & Marketing Pack)

PROPOSAL
Tenders are invited for the freehold acquisition on an unconditional or conditional (subject to planning) basis. Bids to be submitted on the prescribed form in the marketing pack. Closing date for bids is 12 noon on 4th January 2013.

LEGAL COSTS
Purchaser to pay the Council’s legal and surveyors fees at the rate of 1% & 2% respectively of the purchase price.

VIEWING / FURTHER INFORMATION
www.southglos.gov.uk/property
Contact: Ian Lyons MRICS
Tel: 01454 86 5071
Email: ian.lyons@southglos.gov.uk

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FOR SALE

Wapley Court

Kelston Close, Yate, South Gloucestershire, BS37 8SY

- Site area circa 0.37 ha (0.92 acres)
- Residential location in Yate near Bristol
- Brownfield site
- Unconditional or Conditional offers invited
- www.southglos.gov.uk/property for further information
LOCATION
The site is located in Yate, a commuter town situated approximately 11 miles north east of Bristol and well located to the motorway networks (M4 Jct 18 and M5 interchange Jct 15).

The site is bounded by 2 schools Abbotswood Primary School and Culverhill Special School, a Nursery and a Recreation Ground.

DESCRIPTION
The site is circa 0.37 ha (0.92 acres) with a two storey (approx 1,000 m² GIA) building which, until recently, has been used for Elderly Persons Home for 32 residents.

SERVICES
Service enquires have been completed and form part of the information pack. It is believed that all main services are located within or close to the site. Prospective purchasers must satisfy themselves independently as to the location of such items.

TENURE
The property is held freehold and is to be sold with vacant possession.

VAT
The Council does not charge VAT on its land disposals.

PLANNING
The property is within the Existing Urban Area and Defined Settlement Boundary (see planning statement in the Legal & Marketing Pack)

PROPOSAL
Tenders are invited for the freehold acquisition on an unconditional or conditional (subject to planning) basis. Bids to be submitted on the prescribed form in the marketing pack. Closing date for bids is 12 noon on Friday 4th January 2013.

VENDOR’S COSTS
Purchaser to pay the Council’s legal and surveyors fees at the rate of 1% & 2% respectively of the purchase price.

VIEWING / FURTHER INFORMATION
www.southglos.gov.uk/property
Contact: Ian Lyons MRICS
Tel: 01454 86 5071
Email: ian.lyons@southglos.gov.uk

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