

FOR SALE - DEVELOPMENT / OPEN STORAGE

FORMER CROSSHANDS SERVICE STATION

A46 Bath Road, Bristol, BS37 6RR



Key Highlights

- 1.25 Acres
- Fronting A46 Bath Road
- 1.5 miles north of Junction 18 of the M4
- 15 miles west of Bristol / 12 miles north of
- Freehold Open Storage/Development Site
- Approximately 1.25 acres (0.51 hectares)
- Brownfield land - former PFS and Dwelling

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Location

This site fronts directly on to the A46 (Bath Road) from the east side. It has strong road communications, with the Junction 18 of the M4 just 1.5 miles south. Bristol is approx 15 miles (C.20mins) West, accessible via the M4/M32, and Bath is approx 12 miles south via the A46. The surrounding area comprises dwellings and farmland.

Description

The site comprises 1.25 acres of brownfield land which has been partially cleared and surfaced with hard-core. There are a number of dilapidated structures on site to include a former petrol filling station kiosk, pumps and a dwelling. There is also two subterranean fuel tanks in unknown condition.

Terms

The freehold is for sale by way of informal tender. We are instructed to seek unconditional cash offers.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Open Storage	54,450	5,058.57	Available
Total	54,450	5,058.57	

Price

Unconditional bids are sought in excess of £750,000, exclusive of VAT.

Planning

The site has historically been used as a petrol filling station with a residence, but in more recent years has been used for open storage. We understand that the existing planning consent is B2. Interested parties are advised to make their own enquiries with the local planning authority.

Rates

The Rateable Value is understood to be £14,500. Interested parties are advised to make their own enquiries for further information.

Viewings

For further information or to arrange an inspection, please contact the sole agents - Savills.

Contact

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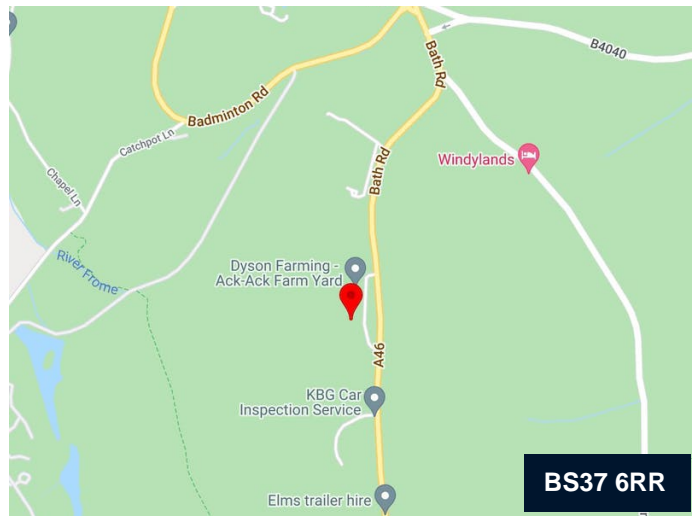
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