

63 BARTON HILL ROAD
BARTON HILL ROAD, BRISTOL, BS5 0AP

Price Guide £650,000

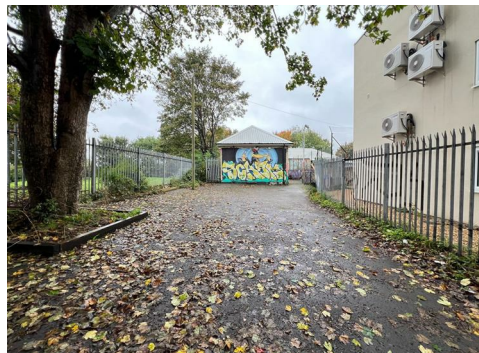
- FOR SALE BY INFORMAL TENDER - 31st January 2025
- Freehold Development Opportunity
- Approx. 0.33 acre site with scope for residential/commercial development
- Unconditional and subject to planning offers considered
- Central location in Barton Hill



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk





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DESCRIPTION

A superb development opportunity comprising a level site of approximately 0.33 acres, situated in a central location in Barton Hill in Bristol. The site is currently arranged to provide an L-shaped single storey commercial premises (approx. 4,030 ft²) that has most recently been operating as a boxing gym with associated offices and storage. Externally, the site includes a tarmac sports pitch and off-street parking for several vehicles.

The site offers potential for residential/commercial development and a scheme of flats, houses or a mixed-use project may be suitable, subject to consents. Alternatively, the property would suit a variety of solely commercial or community uses.

LOCATION

The property is situated in a central location on Barton Hill Road in Barton Hill. Just a short distance from Bristol city centre, the area boasts excellent transport links, including easy access to Bristol Temple Meads train station, major bus routes, and nearby motorways.

Barton Hill is known for its rich history and diverse cultural scene, with a mix of independent shops, cafes, and local amenities within walking distance. With the ongoing regeneration in Barton Hill, this location is rapidly becoming one of Bristol's most sought-after areas, offering a fantastic opportunity for those looking to invest in a growing and dynamic neighbourhood.

EXISTING ACCOMMODATION

The existing single storey commercial buildings (approx. 4,030 ft²) are arranged in an L-shape to provide a large hall with kitchen area, two offices, a split level boxing gym with vaulted ceiling, male and female shower rooms and store rooms.

DEVELOPMENT POTENTIAL

Situated in a predominantly residential location in Barton Hill, the site offers potential for residential and/or commercial development, subject to consents. The adjoining property (65 Barton Hill Road) was recently demolished and replaced with a modern block of 10 apartments.

LOCAL AUTHORITY

Bristol City Council.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C (Valid January 2035)

TENURE

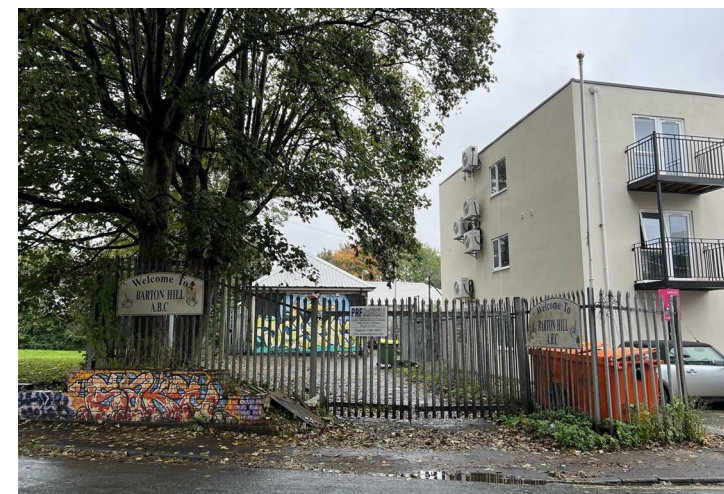
The site is for sale on a freehold basis with vacant possession upon completion.

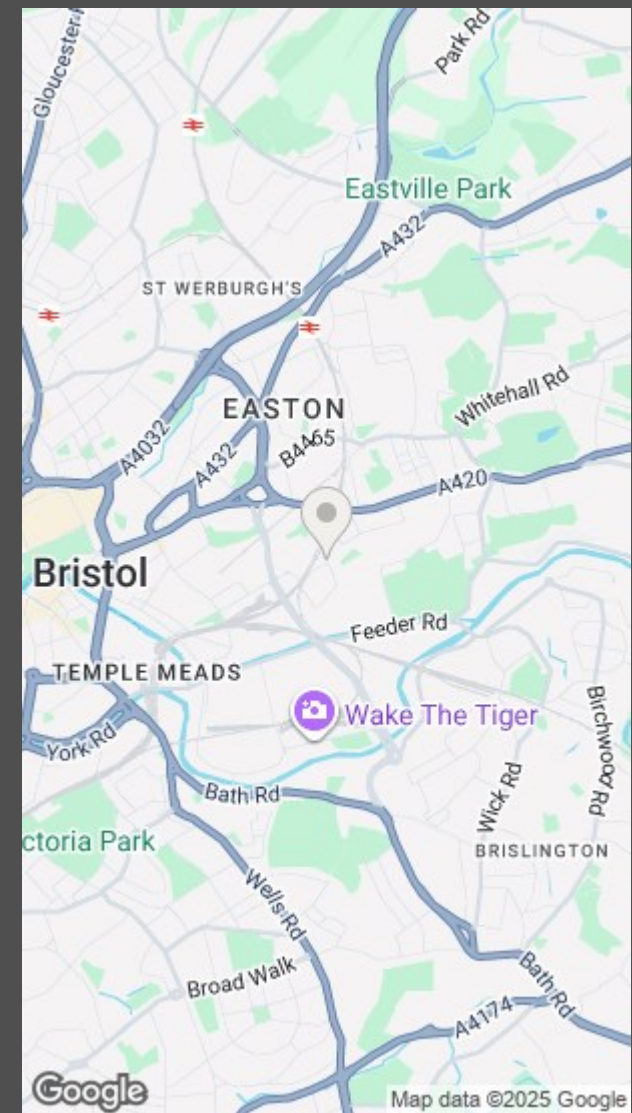
METHOD OF SALE

The site is offered for sale by Informal Tender with a Guide Price of £650,000. Offers will be considered on both an unconditional and 'subject to planning' basis. Written offers should be emailed to Rob Ansell - ransell@maggsandallen.co.uk by 12 noon on 31st January 2025. Offers received for a continued community use or that include an element of community use buildings within a proposed redevelopment of the site are likely to be given priority.

VIEWINGS

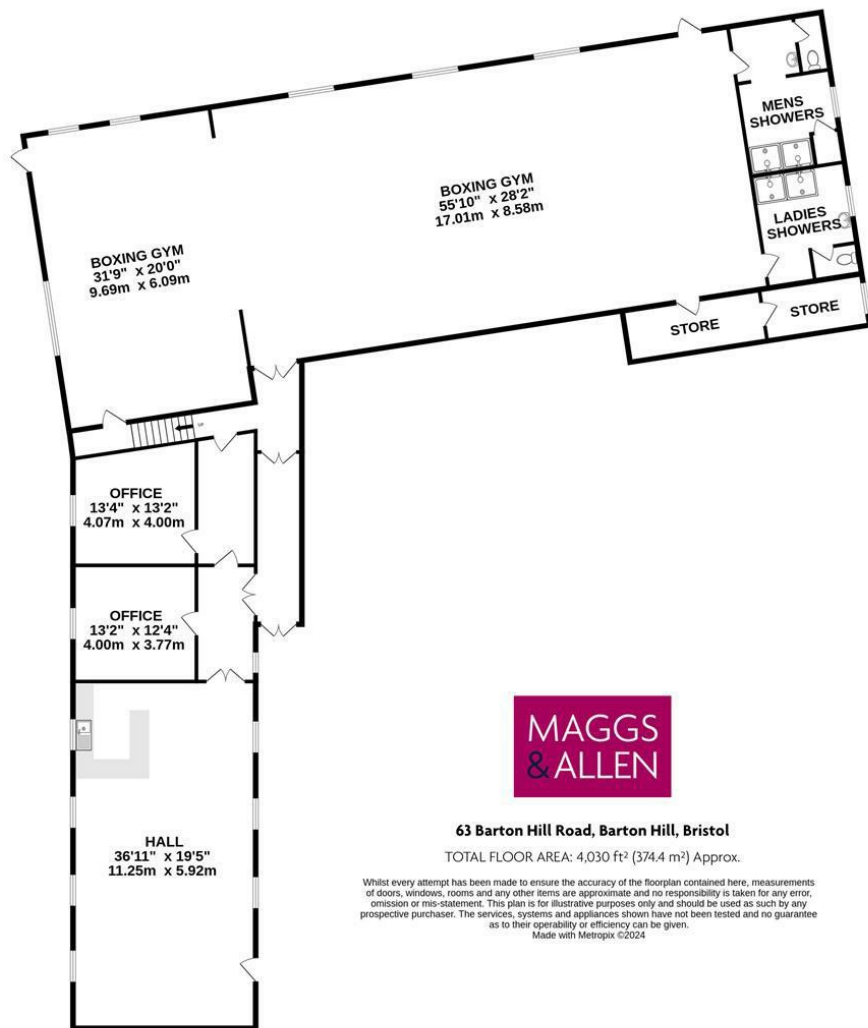
Strictly by appointment with Maggs & Allen - 0117 973 4940





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63 Barton Hill Road, Barton Hill, Bristol

TOTAL FLOOR AREA: 4,030 ft² (374.4 m²) Approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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