

Residential Redevelopment Opportunity

20-26 Conygre Grove, Bristol, BS34 7DP

Opportunity to Acquire 4 no. Flats for Redevelopment or Conversion

BK

Bruton
Knowles

est.1862



FOR SALE

20-26 Conygre Grove, Bristol, BS34 7DP

Bruton Knowles LLP, 5D The Mall,
Willow Brook Centre, Bradley Stoke,
Bristol BS32 8BS



For Sale – 4 no. Flats for Redevelopment or Conversion

LOCATION

The property is located within a residential area of Filton, some 4 miles to the north of central Bristol. Transport links to the area are well provided with bus services along the A38 and A4174, Filton Abbey Wood and Bristol Parkway train stations within 1.0 miles and 1.5 miles, respectively, and junctions of the M5 and M32 both within 2.5 miles.

The area is served by major employers, including the likes of Royal Mail, Rolls-Royce and Airbus, and leisure and retail is located locally, at Filton/Abbey Wood, and The Mall at Cribbs Causeway is within a 10-minute drive.

The site is also local to Filton Hill Primary School (Ofsted: Good), Abbeywood Community Secondary School (Ofsted: Good) and SGS College Filton.

DESCRIPTION

The property comprises a circa 1950s constructed Cornish Unit Type 1 building, arranged as 4 no. self-contained 2 bed flats, but with the outward appearance of a pair of semi-detached dwellings. The site area is 0.08ha (0.19 acres).

The flats each comprise a two bedrooms, a living room, a fitted kitchen and bathroom.

Externally, there is a garden to the rear which has been divided to provide outdoor space for all of the flats, with several locked stores/sheds. A dropped kerb currently provides parking for two cars.

SERVICES

The flats are gas centrally heated and individually metered for gas, electricity and water. Parties should satisfy themselves as to services, we have not carried out any tests in this regard

SCHEDULE OF ACCOMMODATION

Unit	Floor	Beds	GIA Sq. Ft (approx.)
Flat 20	Ground	2	670
Flat 22	First	2	735
Flat 24	First	2	735
Flat 26	Ground	2	670

PLANNING

The Local Planning Authority is South Gloucestershire.

We assume that the property has permission for its current use and has scope for redevelopment, subject to planning.

The following 2015 planning application/prior notification provided for demolition of the property alongside adjacent buildings.

PT15/5378/PND | Prior notification of the intention to demolish two pairs of semi detached dwellings and two blocks of 4no. flats. | 28 And 30 Bude Road And 20, 22, 24, 26, 28, 30, 32, 34, 36 And 38 Conygre Grove Filton Bristol South Gloucestershire BS34 7HW

TENURE

The freehold interest is being offered for sale with Vacant Possession.

VAT - The property is not elected for VAT

METHOD OF SALE

The property is for sale by Private Treaty and unconditional offers are invited **"In Excess of £350,000"** in respect of the freehold. Offers should be forwarded to:

jack.moulds@brutonknowles.co.uk

Update: 'Best and Final' offers are invited before Noon Friday 5th November 2021.

VIEWING & FURTHER INFORMATION

Viewings are strictly by prior arrangement with Bruton Knowles.

Viewing days are arranged for the following dates/times:

- **Monday 18th October – 1.30pm to 3.30pm**
- **Thursday 28th October – 1.30pm to 3.30pm**

Please enquire to jack.moulds@brutonknowles.co.uk (07395 887390) to arrange attendance at one of these viewing dates.

LEGAL

Each party is responsible for its own legal costs incurred in this transaction.

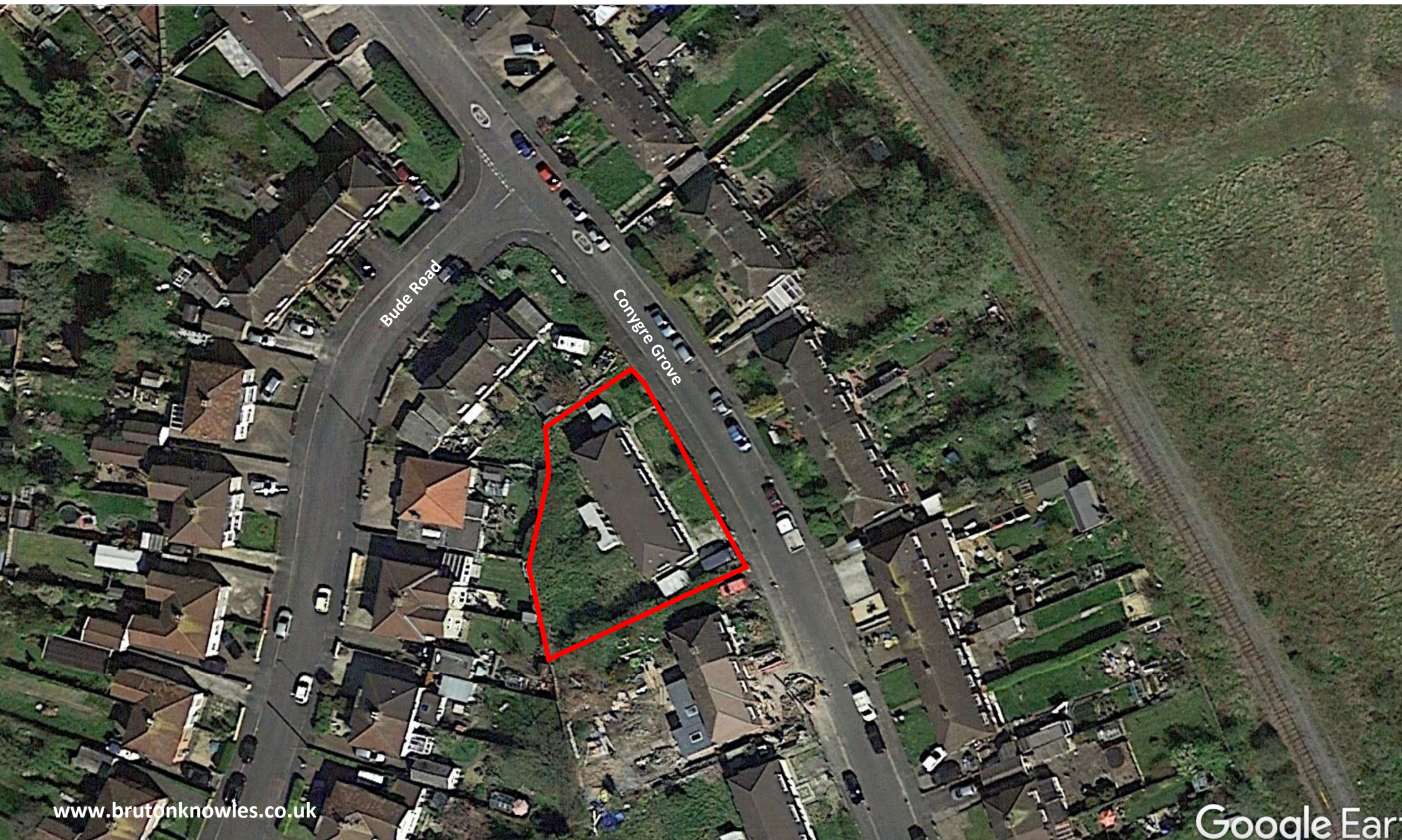
SUBJECT TO CONTRACT

OCTOBER 2021

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise

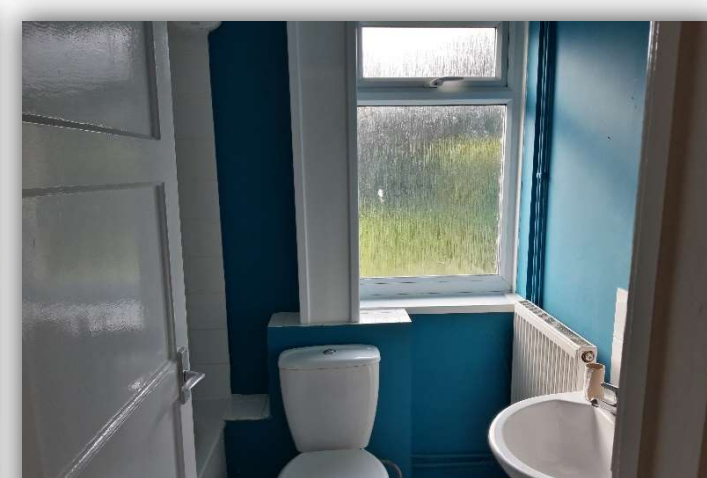
FOR SALE

20-26 Conygre Grove, Bristol, BS34 7DP



FOR SALE

Conygre Grove, Bristol, BS34 7DP



Regulatory - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

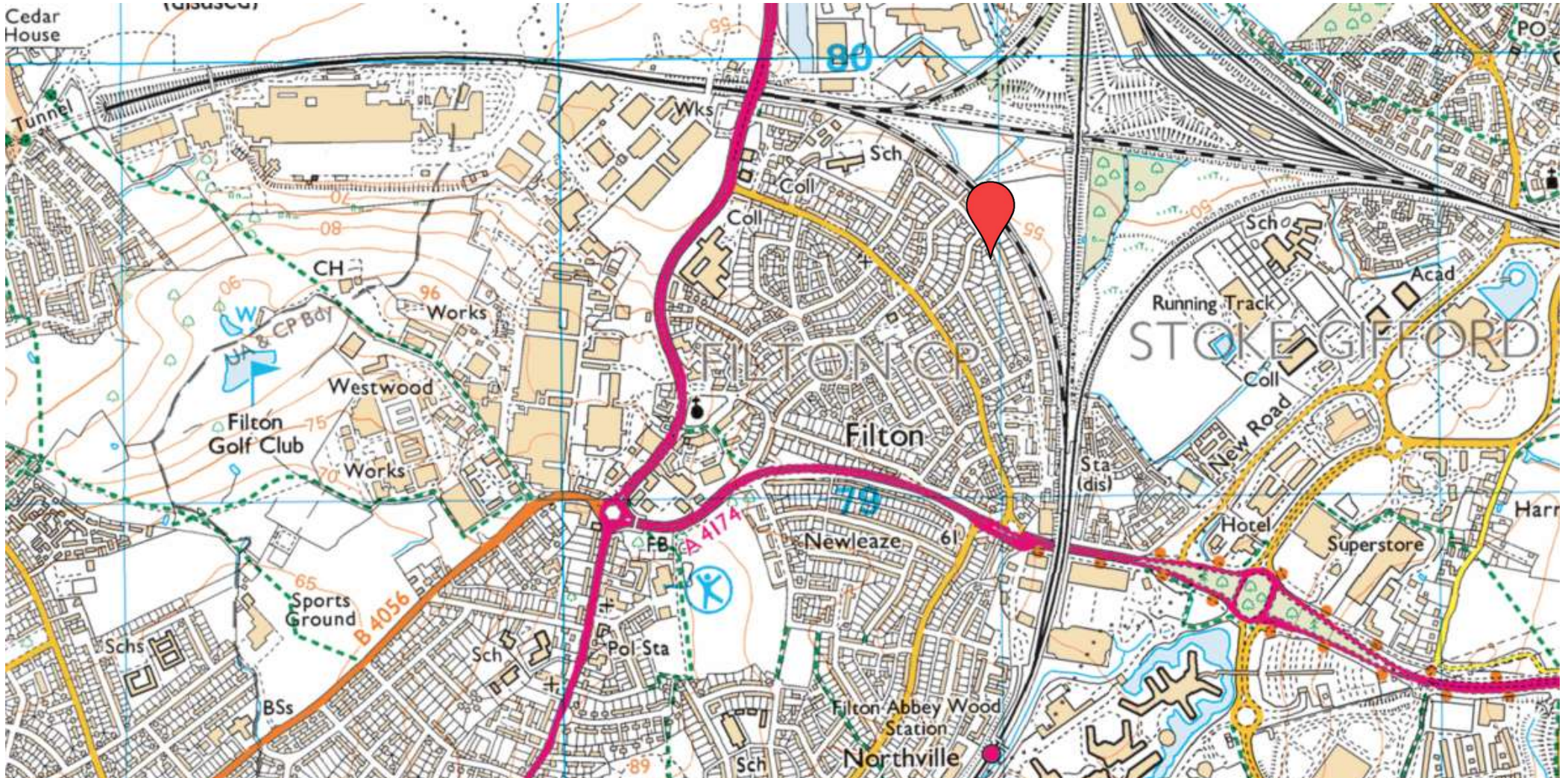
For Sale on behalf of

Bromford.



BK Bruton Knowles

est.1862



Bruton Knowles LLP, 5D The Mall, Willow Brook Centre,
Bradley Stoke, Bristol BS32 8BS

Jack Mouldsdales BSc (Hons)

07395 887390

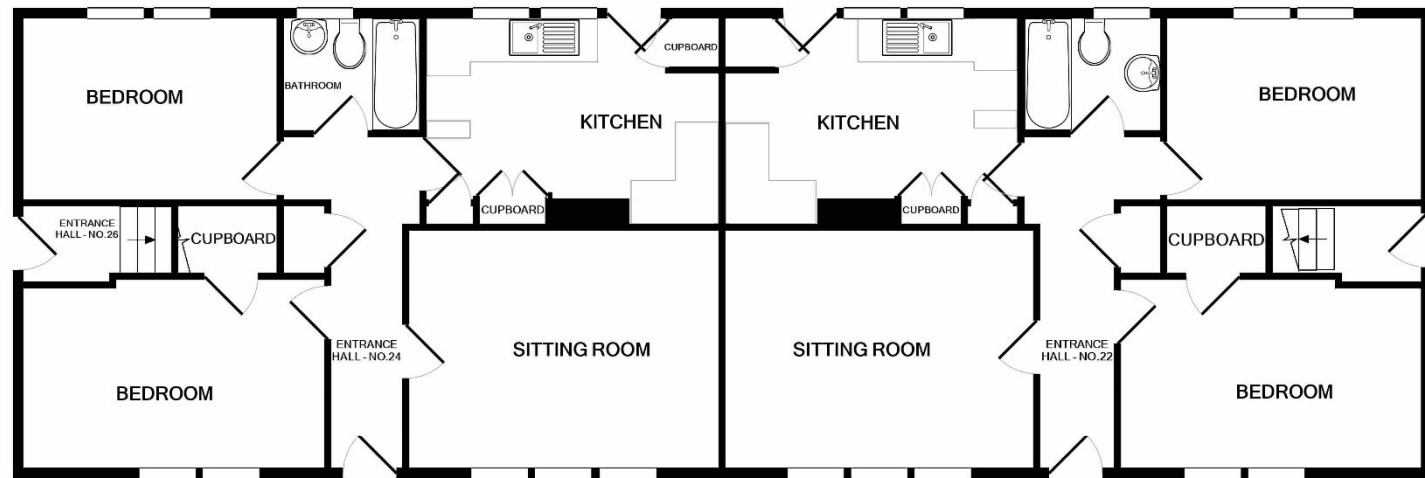
jack.mouldsdales@brutonknowles.co.uk

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise

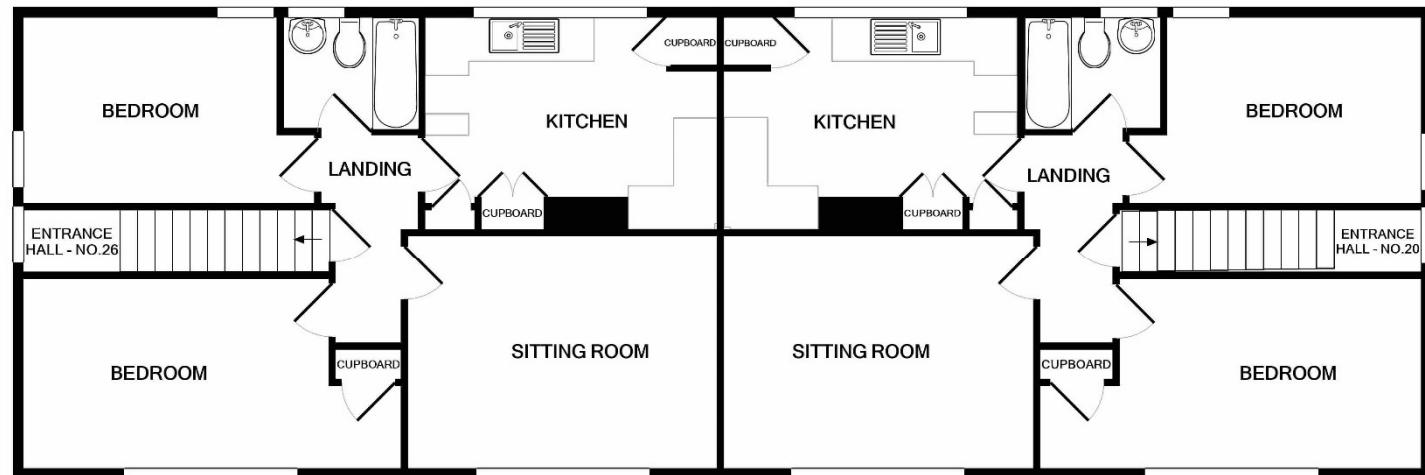
www.bruntonknowles.co.uk

Floor Plans

20-26 Conygre Grove,
Bristol, BS34 7D



GROUND FLOOR



1ST FLOOR

20-26 CONYGRE ROAD, FILTON, BRISTOL, BS34 7DP

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2020

EPCs

20-26 Conygre Grove, Bristol, BS34 7DP

Bruton Knowles LLP, 5D The Mall,
Willow Brook Centre, Bradley Stoke,
Bristol BS32 8BS

BK Bruton Knowles est.1862

20, Conygre Grove Filton BRISTOL BS34 7DP		Energy rating C
Valid until 22 September 2028	Certificate number 0108-2839-7119-9628-3691	

Property type Top-floor flat

Total floor area 66 square metres

22, Conygre Grove BRISTOL BS34 7DP		Energy rating C
Valid until 22 September 2028	Certificate number 0366-2859-6210-9428-9141	

Property type Ground-floor flat

Total floor area 66 square metres

24, Conygre Grove BRISTOL BS34 7DP		Energy rating C
Valid until 22 September 2028	Certificate number 2698-8001-6291-7258-0910	

Property type Ground-floor flat

Total floor area 66 square metres

26 Conygre Grove Filton BRISTOL BS34 7DP		Energy rating C
Valid until 22 September 2028	Certificate number 8818-6221-9480-3069-7922	

Property type Top-floor flat

Total floor area 66 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		