





## FOR SALE

# Potential Open Storage Land, Subject to Planning

- Approx 0.78 acres (0.316 ha) gross
- Potential Open Storage Land
- Easy access to Central Bristol / East Bristol suburbs
- Conditional offers considered

## LOCATION

The site is situated at Talbot Road, Brislington, close to its junction with the A4 (Bath Road). Bristol City Centre is approximately 2 miles to the west. Access to the motorway network is via Junction 3 of the M32 (3 miles) or via the A4174 (Bristol Ring Road) and Junction 1 of the M32. Surrounding uses comprise largely residential uses, with former railway sidings located to the north and Sainsburys supermarket to the south.

## THE SITE

The site comprises approximately 0.78 acres (0.316 ha) of cleared ground, forming part of the former Brislington Rail Station which was closed in the 1960s. Access to the site from Talbot Road is via two tarmac accessways running parallel with the northern and southern boundaries.

## PLANNING

The wider site has most recently been used as a scrapyards (a sui generis planning use). Historic records indicate that scrapyards use was authorised on land to the south of the site (not forming part of the subject site for sale) via a Certificate of Lawful Use granted in February 1993 (ref: 92/02695/C). We are not aware of any planning decision explicitly authorising scrapyards use across the site as a whole.

Interested parties are advised to make their own enquiries with the local planning authority to understand the scope for

alternative uses, however, we consider the site lends itself to most open storage uses, subject to planning consent or possibly other forms of development. Interested parties should be aware that applications for residential development and other uses requiring permanent structures have previously been rejected. Offers conditional upon planning may be considered dependent upon terms.

Interested parties are advised to contact Bristol City Council's Planning department on 0117 922 3000 for further information.





## SERVICES

The site is un-serviced at present, although we are advised an electricity supply can be brought onto site from Talbot Road. Further information is available upon request.

## VAT

The sale is subject to VAT at the prevailing rate.

## PROPOSAL

Price on Application.

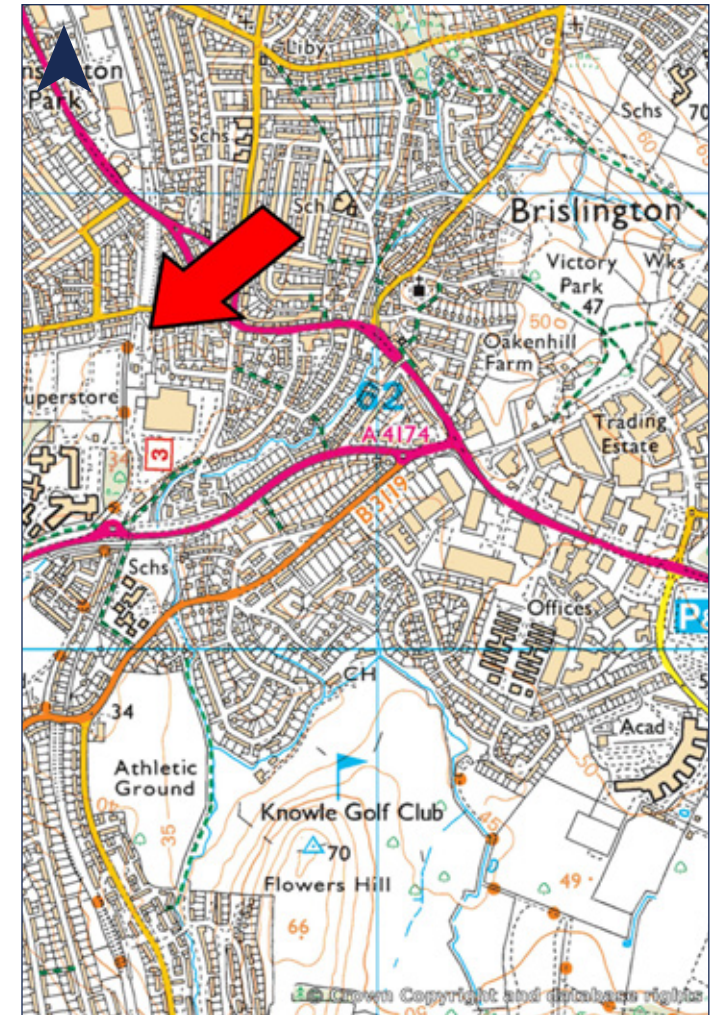
## FURTHER INFORMATION

For further details or to arrange an onsite inspection, please contact the sole agents:

**Nathan Clark MRICS**

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