



Land (EPC Rating:)

HAMBROOK GROVE MANOR BRISTOL ROAD, HAMBROOK, BS16 1RY

POA

£1

McLains
— ESTATE AGENCY —



0 Bedroom Land located in Hambrook

Located along the Bristol Road in Hambrook, this expansive 3.4-acre plot of land presents a unique opportunity for development. Currently home to the Coach House, a 16-bed bed and breakfast, the site is being actively managed by the sellers, who are open to offers and various proposals, including joint ventures. While the land does not currently have planning permission, its potential is significant, especially given the surrounding area's vibrant community and ongoing development.

The property is strategically located within the BS16 postcode, which encompasses popular suburbs such as Fishponds, Downend, and Emersons Green. This region is known for its strong rental demand and is one of the fastest-growing areas in the UK. Families, young professionals, and students are particularly drawn to this locale due to its proximity to the University of the West of England and major employment hubs.


Local amenities enhance the appeal of this site. Snuff Mills offers a picturesque riverside walk along the River Frome, surrounded by woodlands and historic mill buildings, making it an ideal spot for nature lovers. The Oldbury Court Estate, with its beautiful parkland and children's play areas, provides ample opportunities for outdoor activities. Additionally, Fishponds Road boasts a lively high street filled with shops, cafes, restaurants, and pubs, reflecting the vibrant local community.

This land not only offers a chance to invest in a promising area but also comes with an uplift clause, ensuring that any increase in value will be subject to a percentage payment. Viewings can be arranged promptly, allowing interested parties to explore the potential of this remarkable property.

Council Tax Band

Exempt

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.