

Brewery Hill

DEVELOPMENT / EMPLOYMENT / COMMERCIAL

Bath Road
Upton Cheney
South Gloucestershire
BS30 6LY

15.17 acres (6.14 ha)

- Freehold Development Site.
- Consented for up to 94,500 sq ft of commercial development.
- Planning consent for a diverse range of commercial end users, within Class E (Commercial, Business and Service) Class B2 (General Industrial and Class B8 (Storage and Distribution).
- Strategically located off the A431 Bath Road, in-between Bristol and Bath.
- What3words: effort.strut.books



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PROPERTY OVERVIEW

DESCRIPTION

- Consented Freehold Development Site.
- Up to 94,618 sq ft of commercial development permitted.
- The site is vacant and previously operated as a plant nursery.
- Planning consent for a diverse range of commercial end users, within Class E (Commercial, Business and Service) Class B2 (General Industrial and Class B8 (Storage and Distribution).

SERVICES

We understand that mains services are provided to the property and include water, drainage and electricity.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

	Hectares	Acres
Site	6.14	15.17



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FURTHER INFORMATION

PLANNING

The site benefits from outline planning consent for the demolition of existing buildings, removal of surface parking and erection of buildings to accommodate 8,790 sq m (94,618 sq ft) of commercial buildings (flexible Use Class E/B2/B8) with associated bin and bike stores, associated hard and soft landscaping and vehicular access from Brewery Hill.

Please refer to Application Reference Number P2302551/0 and Appeal Reference Number APP/P0119/W/25/3374850.

Interested parties are advised to make their own enquires of the Local Planning Authority in respect of their premises use(s).



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FURTHER INFORMATION

TENURE

The Site is held Freehold under Title Number AV39070.

PRICE

Expressions of interest and offers are invited for the Freehold interest on either an unconditional, or conditional basis.

All offers will be considered on their merits; there will be no obligation to accept the highest or any offers.

VAT

All figure are quoted exclusive of VAT which will be charged at the prevailing rate.

SERVICES

We understand that mains services are provided to the property and include water, drainage and electricity.

Prospective purchasers are advised to make their own enquiries.

LEGAL COSTS

Each party is to bear their own legal, surveyors, consultants or other costs incurred in any transaction.

ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

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LOCATION BS30 6LY

- What3words: effort.strut.books
- Strategically located in-between Bristol and Bath.
- Well located to service South East Bristol, Keynsham Longwell Green and Warmley.
- Located on the A431 Bath Road, connecting to the A4 Bath Road, via the A4175.

- Longwell Green – 2.5 miles (4.1 km)
- Keynsham Rail Station 2.6 miles (4.2 km)
- Keynsham – 3.1 miles (5.0 km)
- A4 Bath Road – 3.9 miles (6.3 km)
- Bath – 5.9 miles (9.5 km)
- Bristol City Centre – 7.6 miles (12.2 km)

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