

FREEHOLD FOR SALE—ADJACENT TO PARKWAY STATION

The Court, The Green, Parkway, Stoke Gifford, Bristol, BS34 8PD



- An attractive, period office building strategically located adjacent to Bristol Parkway Railway Station with private car parking
- Would readily suit conversion to a beautiful home (STP), with a substantial private rear garden
- The property currently benefits from an office use, but has potential for alternative commercial uses (STP)
- Approximate NIA of 2,416 sq ft (224.49 sq m)
- Interconnecting gateway directly into the car park of Parkway Railway Station



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

LOCATION

The property is situated immediately adjacent to Bristol Parkway railway station which provides a regular and fast service to Lond Paddington. Junction 19 of the M4 is conveniently accessed and Bristol city centre is situated approximately 5 miles to the south.

DESCRIPTION

We understand that the property was originally a farmhouse, but more recently has been in occupation as offices. The property comprises an attractive semi-detached period building, Grade II Listed, constructed of stone under a slate roof with timber framed, single-glazed sash windows. The accommodation is arranged over ground and first floors.

To the rear, there is a later addition in the form of a conservatory and the property benefits from a substantial garden. The building is in need of modernization throughout.

The ground floor is arranged to provide four rooms, a kitchenette, and a WC. At first floor level, there are a further four rooms together with a WC/shower room

CAR PARKING

To the front of the property there is car parking for approximately 6 -10 vehicles, (some double parked).

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor area:

Ground Floor:	1,379 sq ft	(128.12 sq m)
First Floor:	1,037 sq ft	(96.37 sq m)
Total:	2,416 sq ft	(224.49 sq m)

TENURE

The freehold is available to purchase with vacant possession.

PRICE

Guide Price—£475,000

PLANNING

The property was last in use as offices, now use Class E and is therefore suitable for a wide range of different commercial uses (subject to planning).

The property would also readily suit residential conversion (subject to planning).

The property is Grade II Listed.

EPC

As the property is Listed, an EPC is not required.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

BUSINESS RATES

In accordance with the Valuation Agency Website, (www.voa.gov.uk) the property has the following designation:

Rateable Value:	£36,250
Rates Payable:	£18,088.75

NB: Listed, empty buildings do not attract rates whilst un-occupied.

DIRECTIONS TO THE PROPERTY

Go underneath the railway bridge and straight over the mini roundabout. Go straight over the next roundabout. Take the second exit on the next roundabout onto North Road (the Beaufort Arms pub is on the left hand side) and before you reach the pub, there is a turning on the righthand side immediately before the white memorial stone. At the end of the short road, take a right and you will see St Michaels Centre on the left hand side and St Michael's Church on the right hand side. Follow the road around and you will go past some residential bungalows. At the end of the road turn right and you will have arrived at the property.





VAT

To be confirmed

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

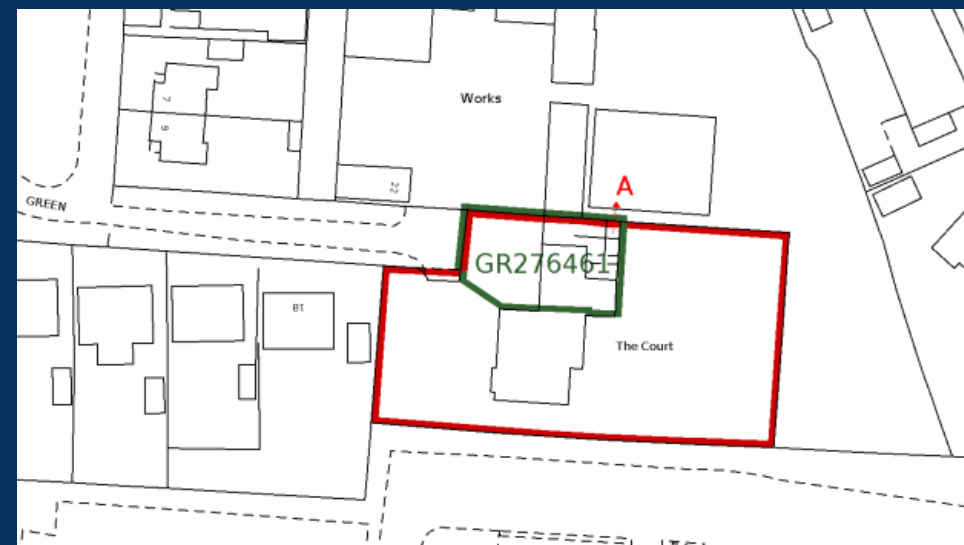
FAO: Finola Ingham FRICS

Tel: 0117 934 9977

Email: finola@burstoncook.co.uk

SUBJECT TO CONTRACT

September 2025



Title plan from Land Registry

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) *Control of Asbestos Regulations 2012 (CAR 2012)* It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

