LAND TO THE REAR OF 33A, FOREST ROAD, BRISTOL, BS15 8EW

BURSTON COOK
0117 934 9977

- DEVELOPMENT SITE FOR SALE
- PLANNING CONSENT FOR 8 BED CARE HOME
- MAY SUIT DEVELOPMENT TO HOUSES OR FLATS
- £ QUOTING PRICE £250,000
- SIZE (GIA)
  0.212 ACRES
  0.086 HECRES



FOR SALE
VACANT
POSESSION

THE OPPORTUNITY

A fantastic opportunity to purchase a development site in Kingswood, Bristol

- Excellent location
- Planning consent in place for erection of 8 no. bedroom residential care home (Use Class C2) and associated works.
- Groundworks have commenced with planning consent implemented
- Site may be suitable for alternative development to houses or flats
- Guide price only £250,000 exclusive

LOCATION

Forest Road is located in an established residential area of Kingswood, east of Bristol, close to Hanham, Longwell Green and Warmley. The area offers a good range of local amenities, with shops, supermarkets, cafés and services available in nearby Kingswood and Hanham.

Residents benefit from several green spaces and recreational facilities, including Page Park, Kingswood Park and the Bristol and Bath Railway Path. The location is also well suited to families, with nearby schools including Beacon Rise Primary School, John Cabot Academy, Hanham Woods Academy and Bristol Brunel Academy.

The area has good transport links, with local bus services and road connections to Bristol city centre, the M4 and M32. Bristol Temple Meads is also accessible.
Overall, Forest Road provides a well-connected residential location with convenient access to amenities, schools, green spaces and Bristol city centre.





DESCRIPTION
A development site in Kingswood, Bristol. The site area extends to 0.212 acres (0.086 hectares).

Planning consent is in place for erection of 8 no. bedroom residential care home (Use Class C2) and associated works. Groundworks have commenced on site with planning consent implemented. The site may be suitable for alternative development to houses or flats.

CAR PARKING
There is a car parking area to the front of the site.

TENURE
The freehold interest is offered for sale with a guide price of £250,000, exclusive.



ACCOMMODATION
The property has the following approximate area: -

AREA	ACRES	HECTARES
LAND	0.212	0.086

PLANNING
Erection of 8 no. bedroom residential care home (Use Class C2) and associated works. PK16/0988/F.

EPC
N/A.

VAT
All prices are exclusive of VAT if applicable.

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

ANTI-MONEY LAUNDERING
Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002
Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

MISREPRESENTATION ACT 1967
This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER
Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT
October 2026



CONTACT

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