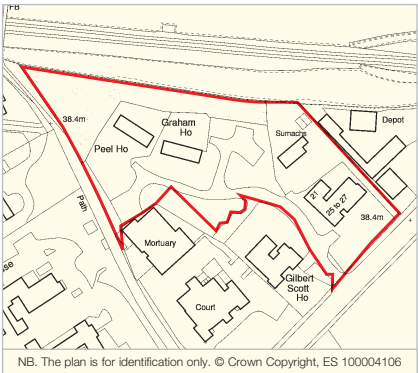


Flax Bourton
Constable House,
Sumachs House,
Graham House &
Peel House,
Old Weston Road,
Near Bristol,
North Somerset
BS48 1UL

- **A Freehold Site Extending to Approximately 1 Hectare (2.4 Acres)**
- **Part Occupied by Four Detached Buildings together with Car Parking, Gardens and Roadways**
- **Planning Permission for Change of Use to provide Four Detached Houses**

Vacant Possession

**ON THE INSTRUCTIONS OF NHS
PROPERTY SERVICES LIMITED**



To View
Please contact Allsop by sending an email to nhsresviewings@allsop.co.uk with the subject heading 'Viewing – Lot 48'.

Seller's Solicitor
Messrs Bevan Brittan LLP
(Ref: Rob Harrison).
Tel: 0870 194 8989.
Email: nhspsauctions@bevanbrittan.com

VACANT –
Freehold Site and Buildings



Tenure
Freehold.

Location
The property is located in the attractive village of Flax Bourton and on the north-western side of Old Weston Road close to its junction with Clevedon Road (B3130). There are village amenities close by with the further and more extensive amenities of Bristol City Centre being accessible to the north-east with the attractive Somerset countryside and Cheddar Gorge also being close by to the south. Rail services run from Nailsea and Backwell Station and Bristol Airport is also within reach to the south. The B3130, A38 and Junctions 19 and 20 of the M5 Motorway are all close by.

Description
The property comprises of four detached buildings each arranged over ground and first floors beneath part pitched and part flat roofs. The buildings were previously used to provide mental health services and occupy an irregular shaped site extending to approximately 1 hectare (2.4 acres). Externally there are gardens, communal car parking and roadways and Sumachs House has a detached garage.

Accommodation
A schedule of Accommodation is set out below.

Planning
Local Planning Authority: North Somerset Council.
Tel: 01934 888811.
The property benefits from Planning Permission dated 9th March 2012 (Application No. 12/P/0082/F) for 'Change of Use of buildings in C2 use to provide 4 dwellings in C3 use'. The approved plans allow for conversion of the existing buildings to provide 3 x five bedroom houses and 1 x three bedroom house.

VAT
VAT is NOT applicable to this lot.

Floor	Accommodation	GIA Approximately	
Constable House			
Ground	Two Bedrooms, one with En-Suite Bathroom/WC, one with En-Suite Wet Room/WC, Three Rooms, Conservatory, Two Utility Rooms, Store Room, Meter Room, WC	248.8 sq m	(2,678 sq ft)
First	Six Rooms, One Shower Room/WC, One Shower Room, Two Separate WC's, One Bathroom/WC (Please note that this property has suffered from vandalism)	116.3 sq m	(1,252 sq ft)
Total		365.1 sq m	(3,930 sq ft)
Sumachs House			
Ground	Please note that this property was not internally inspected by Allsop. The information was provided by the Seller	89.90 sq m	(967.8 sq ft)
First	Please note that this property was not internally inspected by Allsop. The information was provided by the Seller (Please note that this property has a detached garage)	65.3 sq m	(702.5 sq ft)
Total		155.2 sq m	(1,670.3 sq ft)
Graham House			
Ground	Five Rooms, Kitchen, Four Store Rooms, Two Separate WC's, One Bathroom/WC, Boiler Room	121.3 sq m	(1,305.5 sq ft)
First	Five Rooms, One Store Room, One Separate WC, Bathroom/WC	90.8 sq m	(977.7 sq ft)
Total		212.1 sq m	(2,283.2 sq ft)
Peel House			
Ground	Five Rooms, Kitchen, Laundry Room, Two Store Rooms, One Separate WC, One Shower Room/WC, One Bathroom/WC, Boiler Room	136.8 sq m	(1,472.5 sq ft)
First	Four Rooms, Kitchen, Two Bathrooms/WC, One Shower Room/WC	89.8 sq m	(966.8 sq ft)
Total		226.6 sq m	(1,472.5 sq ft)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



Constable House



Graham House



Peel House



Sumachs House