

# Wotton-under-Edge

## Derelict Houses, Garages, Roadways and Amenity Land at Woodland Road and Park Road, Leyhill, Gloucestershire GL12 8BT

- A Freehold Site extending to approximately 1.896 Hectares (4.685 Acres)
- Part occupied by Two Derelict Semi-Detached Houses and Eight Single Garages
- Remainder mainly comprising Amenity Land
- Possible Potential for Development subject to obtaining all necessary consents

## Vacant Possession

BY ORDER OF THE MINISTRY OF JUSTICE

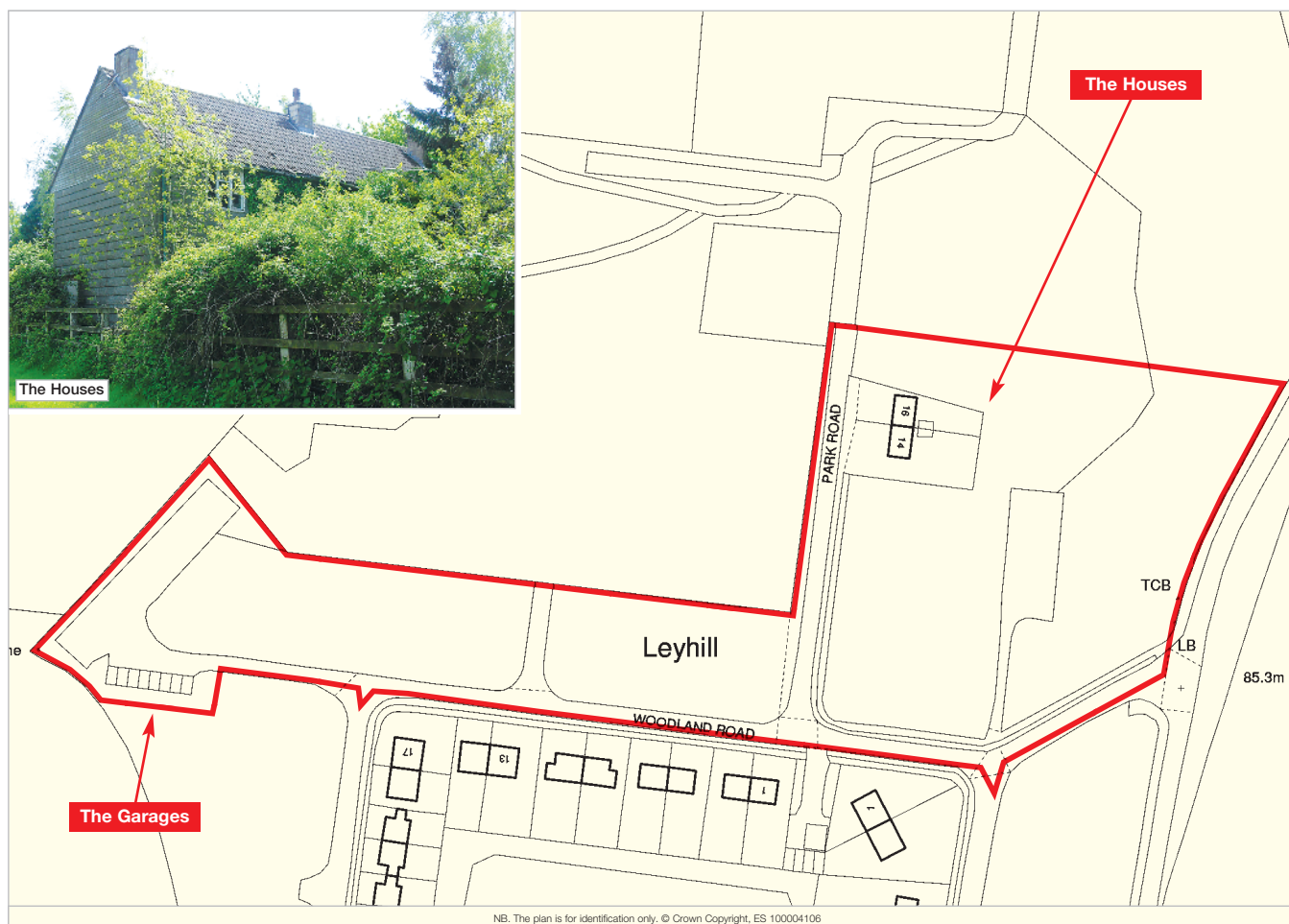


### Seller's Solicitor

Messrs Michelmores (Ref: Mr P Page).  
Tel: 01392 687 530.  
Email: philip.page@michelmores.com



VACANT - Freehold Site and Buildings



### Tenure

Freehold.

### Location

Woodland Road runs off the west side of Totworth Road and lies to the south of HM Leyhill Prison (an open prison) in a rural area of Gloucestershire. The B4509 lies close by to the north and in turn provides access to Junction 14 of the M5 Motorway just over a mile away. The surrounding area is largely rural although other residential properties, previously occupied as staff accommodation are located on Woodland Road. Wotton-under-Edge is situated approximately 4 miles to the east with the further and more extensive facilities of Bristol city centre being accessible approximately 14 miles to the south-west.

### Description

The property comprises an irregular shaped site, which is broadly level and extends to approximately 1.896 hectares (4.685 acres). The property is part occupied by two derelict semi-detached houses and eight single garages which occupy one of the hard standing areas within the site. The remainder of the property comprises the un-adopted roadways known as Woodland Road and Park Road and there are several further areas of amenity land. The property affords possible potential for development subject to obtaining all necessary consents.

### Accommodation

Site Area approximately 1.896 Hectares (4.685 Acres) comprising of:

Two Derelict Two/Three Bedroom Semi-Detached Houses  
Eight Single Garages  
Roadways and Land

### Planning

Local Planning Authority: South Gloucestershire Council.  
Tel: 01454 868 004.

The property affords possible potential for development subject to obtaining all necessary consents.

### Clawback

Clawback provisions apply to this lot. Please refer to the legal documents for further details.

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.alltop.co.uk](http://www.alltop.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.