

Development Opportunity

FOR SALE

Care home development site

Cranleigh Court Road, Yate, Bristol, BS37 5DE



Former elderly person home (now demolished)

Site to be sold for the development of a new care home

Site area circa 0.497 ha (1.228 acres)

Residential location in Yate, Bristol

Offers invited on a conditional or unconditional basis

Go to www.southglos.gov.uk/business/property-for-sale-or-rent/ for further information

Location

The site is located in the town of Yate, approximately 10 miles north east of Bristol city centre and well located for the motorway networks (M4 Jct 18 or 19 and M5 interchange Jct 15). Yate railway station is an approximate 20 minute walk away.

Description

A brown field site of circa 0.497 ha (1.228 acres) bounded by Tyndale Primary School and residential property. The former elderly person home (Frome House) has been demolished to floor slab level.

Services

Service enquiries have been completed and form part of the marketing pack. It is believed that all main services are located within or close to the site. Prospective purchasers must satisfy themselves independently as to their location.

Tenure

The freehold is offered for sale conditional upon the following:
Development within a period of six years for one or more of the following uses:

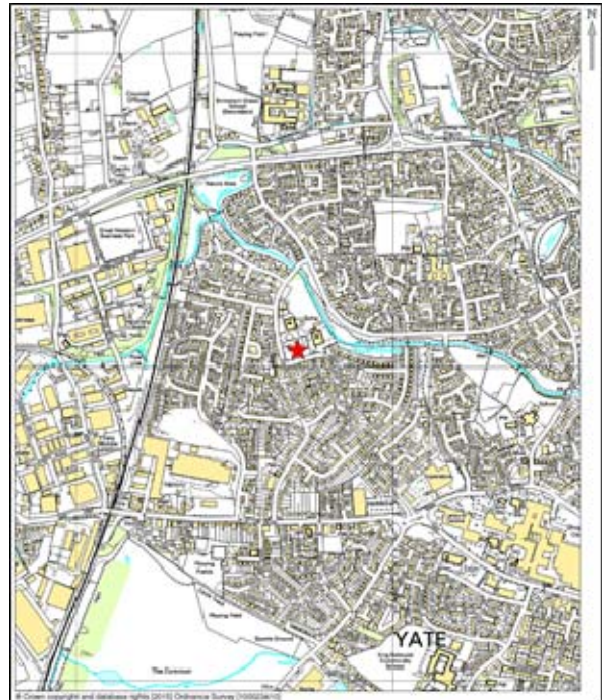
1. Care home
2. Care home with nursing
3. Care home with nursing for people with dementia.

Planning

The property is within the Existing Urban Area and Defined Settlement Boundary, Forest of Avon and Location of Development (in accordance with South Gloucestershire Local Plan Core Strategy 2006-2027). It has an existing C2 use.

Disclaimer

These particulars, the information and measurements contained herein, are given as a guide only. They are not necessarily comprehensive and do not constitute any part of an offer or the contract and must not be relied upon as statements or representations of fact. April 2015.



Legal costs

Purchaser to pay South Gloucestershire Council's legal and surveyors fees at rates of 1% and 2% respectively of the purchase price.

Proposal

Tenders are invited for the freehold acquisition on a conditional or unconditional basis. Bids to be submitted on the prescribed form in the marketing pack. Closing date for bids is 12 noon on 3rd August 2015. The sale is subject to Council approval.

Viewing/further information

www.southglos.gov.uk/business/property-for-sale-or-rent/

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