

# HUDSON & Co

***Rare & Interesting Opportunity***

**Close to M32 / M4 & University BRISTOL  
POTENTIAL DEVELOPMENT OPPORTUNITY**

**2.09 acres (0.85 ha)**



**The Meads, Hambrook, Bristol BS16 1QQ**

***\*Currently trading as “Top Dog Boarding Kennels” with Dwelling,  
Outbuildings & Land on a site of approx. 2.09 acres\****

***\*Development Potential\****

***\*Adjoins Golf Range & Close to Holiday Inn Hotel\****

***\*Convenient & Accessible Position close to Filton Road / M32 /M4***

**FOR SALE (May let Short Term)**

**01392 477497**

## The Meads, Common Mead Lane, Hambrook, Bristol BS16 1QQ

**LOCATION:** The property is conveniently located in Hambrook, approximately 5 miles north east of Bristol City Centre, and is accessed off the old Filton Road close to Junction 1 of the M32 and a short drive from the M4. The property occupies a relatively secluded position with two adjacent dwellings also using the lane. To the immediate southern boundary lies Hambrook Golf Range and adjoining this is Frenchay Cricket Club's ground, whilst to the north lies the Holiday Inn hotel and conference centre.



**DESCRIPTION:** The property occupies a site of approx. 2.09 acres, part of which is developed as a dwelling with adjoining lawned gardens, commercial kennels and a cattery with ancillary accommodation, and otherwise undeveloped with an area of land that is lying fallow. The site configuration is rectangular in shape and level. The front boundary is to a private road, which accesses the property off old Filton Road together with two other secluded dwellings that lie immediately to the north. The remaining boundaries adjoin Hambrook Golf Driving Range.

**DWELLING:** A detached two storey 3 bedroom dwelling with a converted attic area, constructed in the late 1950's of brickwork construction under a pitched tiled roof that is under-felted. Windows are Upvc double glazed throughout the property, and there is a more recent single storey extension to the side and rear of the property incorporating a modern kitchen and a conservatory. Attached to the eastern elevation of the dwelling is a lean-to encompassing a garage / store of rendered blockwork construction under a tiled roof. . There are three bedrooms at first floor level,



one of which incorporates a staircase to a converted attic space which has restricted headroom and includes a velux window, a toilet and wash-hand basin. Outside, there is an extensive area of lawn to the rear of the property, as well as to the side. The frontage to the house incorporates a further lawned area and the driveway, which continues past the front of the house to give access to the kennels and cattery area.

**KENNELS / CATTERY:** A mixture of buildings of block-work and in part timber construction with steel cladding under mainly flat roofs, and comprising of various blocks of kennels with ancillary storage, kitchen and office areas and two adjoining grass paddocks. The current business operates 36 kennels and is licenced for 40.

**UNDEVELOPED AREA:** An area of paddock, left to lie fallow, partly fenced and forming an area of approx. 0.76 acre.

*A schedule of floor areas is available to interested parties on request.*

**SERVICES:** The property is connected to mains water (metered), and electricity (single phase). There is private drainage to a septic tank. The kitchen hob is powered by LPG.

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**RATES:** We have consulted the VOA website who confirm that the property has the following assessment:

Assessed as: **Kennels & Premises**

Rateable Value: **£4,200**

**PLANNING:** The property has no recent planning history. Interested parties should address their planning enquiries to the local planning authority, South Gloucestershire District Council Tel: 01454 868004.

**TENURE:** Freehold

**TERMS:** The property is available For Sale or To Let (Short Term) for a period of 2 – 3 years. Our clients would consider proposals to take on the Kennel / Cattery business within this time frame and are happy to consider development proposals on both an unconditional and subject to planning basis. More details / Price on application.

**COSTS:** Each party to bear their own costs in connection with this transaction.

### **VIEWING &**

### **FURTHER INFORMATION:**

Strictly by prior appointment with the sole agents:

**HUDSON & Co.**

Contact: DAVID EDWARDS / SUE PENROSE

01392 477497

[info@hudsoncom.co.uk](mailto:info@hudsoncom.co.uk)

Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract

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