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FREEHOLD FOR SALE

10 CALEDONIA PLACE, CLIFTON, BRISTOL, BS8 4DH

GUIDE PRICE - £1,450,000 – ‘FOR THE WHOLE BUILDING...’



10 CALEDONIA PLACE



WEST MALL / CALEDONIA PLACE GARDENS



**ENTRANCE TO WEST MALL LEADING TO
CALEDONIA PLACE**



**A MOMENTS WALK FROM BRISTOL'S
ICONIC CLIFTON SUSPENSION BRIDGE**

‘Currently 16 letting bedrooms this is a rare and wonderful opportunity to purchase a whole house in need of refurbishment and therefore allowing a purchaser to adapt and finish to their own specific style and layout. Located in one of Clifton’s finest locations, just moments away from Brunel’s iconic Clifton Suspension Bridge and many high quality shops, boutiques and eateries in Clifton Village’

SUBJECT TO CONTRACT

LOCATION

The property is situated on Caledonia Place in the heart of Clifton Village and very close to a wide range of shops, boutiques and restaurants. There are excellent road links to the M4 and M5 and Bristol Temple Meads provides fast rail links to London and the Southwest. The Bristol University Main faculty buildings and Union are all within easy walking distance and there are excellent schools available in the area.

The Clifton Suspension Bridge and Clifton Observatory are only a short walk away, as are the large green spaces of the Christchurch Green and Durdham Downs, not to mention the resident's central gardens of Caledonia Place itself.

DESCRIPTION

The property comprises a substantial terraced Grade II Listed property over basement, lower ground, ground, first, second and third floors. There are half landings between floors which currently provide WC, kitchen and bathroom facilities.

Currently the property comprises a total of 16 letting bedrooms, 2 of which have en suite facilities. There are 4 bathrooms, 2 WCs and two kitchens. The property requires refurbishment throughout but subject to the necessary planning consents the property would suit redevelopment as either a large family home, private residential apartments, or student housing.

Access to the property is possible through the main front door and a door at lower ground floor level.

The property benefits from a small garden to the rear, currently accessed from the lower ground floor.

PLANNING CONSENTS

We understand the property is Grade II Listed and interested parties are encouraged to make their own investigations into the current planning for the property and any consents which might be required for redevelopment.

TENURE

Freehold and sold with vacant possession.

QUOTING PRICE

Freehold offers are sought in the region of £1,450,000

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is E-42 and a copy of the certificate can be made available upon request.

ACCOMODATION

The property has the following approximate floor areas:

Floor	Rooms	Area Sq m
Basement	3 Rooms	20.9 sq m
Lower Ground Floor	Bathroom, Bedrooms 14,15, and 16	81.4 sq m
	Vaults	35.79 sq m
Ground Floor	Bedrooms 10,11,12,WC, Bathroom and Boiler Room	
	GF Hallway	
		83.7 sq m

Control of Asbestos at Work Regulations 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.

Half Landing 1	Laundry/Kitchen and Bathroom	
	Landing	
		16.9 sq m
1st Floor	Bedrooms 7,8,9	
	Landing and Hallway	
		76.8 sq m
Half Landing 2	WC	
	Landing	
		5.5 sq m
2nd Floor	Bedrooms 4,5,6	
	Landing and Hallway	
		70.7 sq m
3rd Floor	Bathroom, Kitchen, Bedrooms 1,2,3	
	Hallway	
		71.2 sq m
	TOTAL	462.53 sq m
		4,977 sq ft

VAT

All prices quoted are exclusive of VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

All enquiries strictly through the sole agents:

Burston Cook:-

FAO: Charlie Kershaw MRICS & Julian Cook FRICS

Tel: 0117 934 9977

SUBJECT TO CONTRACT

AUGUST 2020

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