

# Freehold For Sale – Approximately 1 acre site

Care Home with significant development potential

Somerset Lodge, Perrett Way, Pill, Bristol, BS20 0HE

- Development potential adjacent to established residential and office park
- Currently provides accommodation for 35 individuals
- Single storey purpose built care home, with associated gardens, car park and outbuildings (13,593 sq ft)
- Site of approximately 1 acre

## Location

A short distance from Bristol and Junction 19 of the M5, the site is located in the town of Pill. It is set back from the main road at Ham Green, a mixed development on the edge of the town, in a quiet cul de sac adjacent to Eden office park and overlooking open parkland to the west.

The successful Eden Office Park bounds the site to the north and east, while to the south of the site there is a good quality mature residential development of townhouses overlooking the 'green'. With open views over the neighbouring parkland, this site offers a redevelopment opportunity in a popular part of Pill's suburban area with excellent potential for either office or residential development.

Immediately to the north and east, Somerset Lodge is bounded by its own parking and the neighbouring office park. To the south the property is adjacent to former hospital buildings and residential property. To the west, the site looks out over an informal orchard and the playing fields beyond; these are situated to the west of the entrance road which bounds the site and connects it to the former physiotherapy building to the north west.

## Specification

The plot consists of a single storey purpose built care home, with associated gardens, car park and outbuildings. The building encompasses four wings off a central foyer, with one end extended to incorporate a two storey block mainly used for administration and training. As a care home, the building can provide accommodation for 35 individuals in single bedrooms, 7 of which are en suite. The site area is approximately 1 acre and the NIA of the current building is 13,593 sq ft (1,263 sq m)

## Services

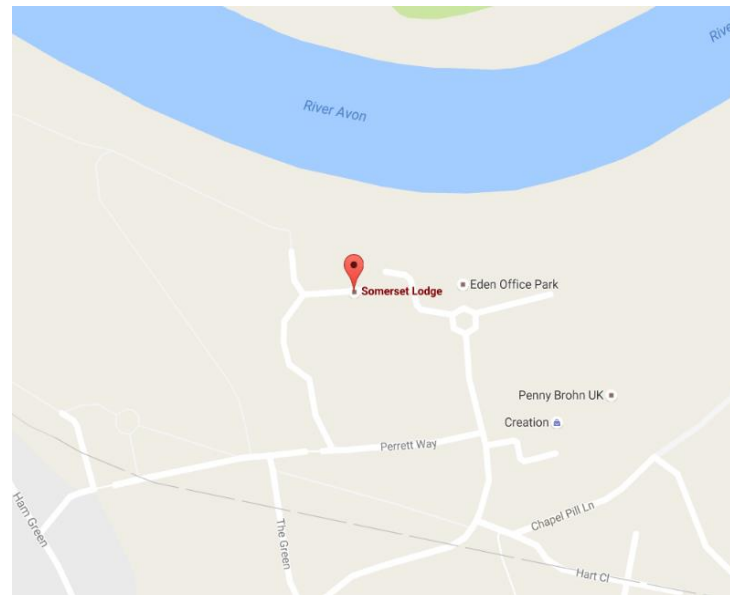
We understand that the site has the benefit of mains water, drainage, electricity and gas. Prospective purchasers are requested to make their own enquiries regarding the suitability and capacity of the local services for the proposed development with the relevant authority.

## Terms

The property is available by way of a freehold sale with vacant possession. Further details available upon application to the agents.

## Planning

We understand the property benefits from existing C2 planning consent. We recommend any interested parties make enquiries directly to North Somerset Council.



## Price

Full details are available on application.

## Business Rates

The current use does not give rise to business rates liability.

## Energy Performance Rating

B41

## Legal Costs

Each party to bear their own legal costs. Prices are quoted exclusive of VAT which will be charged.

## Viewings and further information

Strictly by appointment only. Please contact the sole agents:

Alexander Nell  
+44(0) 117 930 5629  
[Alexander.Nell@eu.jll.com](mailto:Alexander.Nell@eu.jll.com)

Carys Allen  
+44(0) 117 930 5878  
[Carys.Allen@eu.jll.com](mailto:Carys.Allen@eu.jll.com)

### DISCLAIMER

The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein by Jones Lang LaSalle, its principal or its servants or its agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers/tenants should not rely on the material but should make their own enquiries and satisfy themselves of all aspects of the material. Any liability by Jones Lang LaSalle, its principal, its servants or its agents in any way connected with the brochure, whether or not such liability results from or involves negligence, will not exceed \$1000.00.

