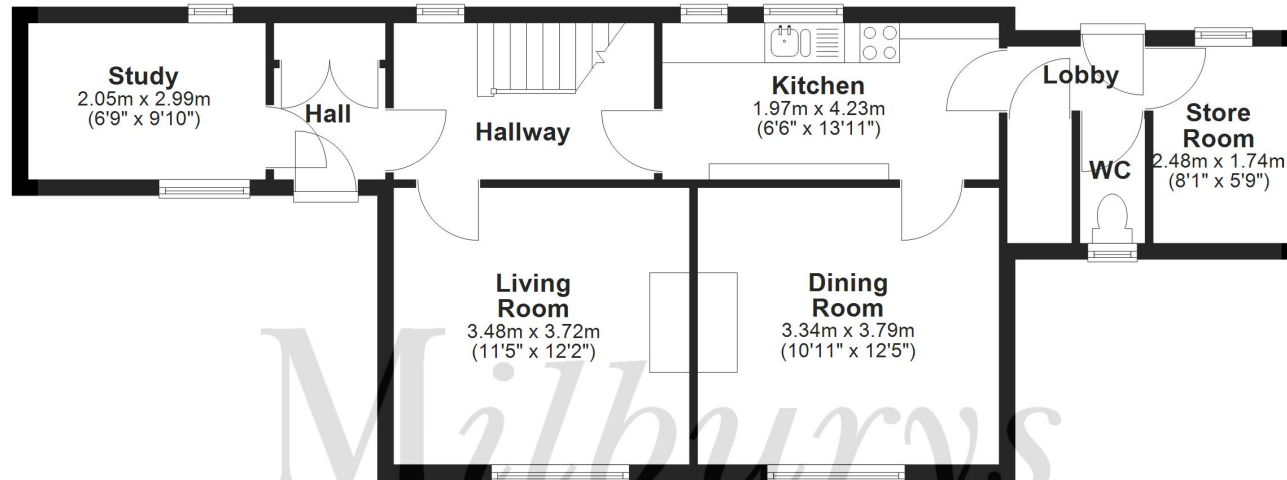




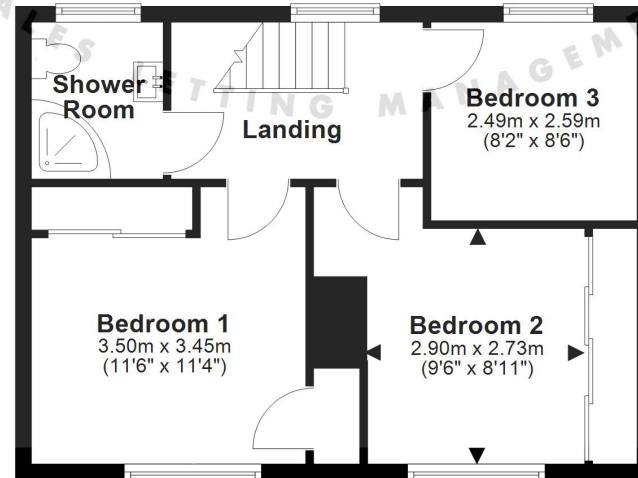
Ground Floor

Approx. 59.8 sq. metres (643.2 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.6 sq. feet)



Total area: approx. 102.0 sq. metres (1097.9 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.

'The Old Police Station', New Road, Olveston, South Gloucestershire BS35 4EQ

A unique and rare opportunity to own a piece of village history, extending and re-modelling 'The Old Police Station' for 21st century life, also creating a stunning and substantial brand-new 202m2 detached house within the garden (please refer to South Gloucestershire Planning Reference P24/00926/F). It occupies a generous corner plot of circa 0.32 acres, situated at the bottom of Haw Lane on the corner of New Road. The site backs onto open farmland with a south-easterly rear aspect and country views onwards up the hillside behind - and all just a short walk from the heart of this sought-after village, the Post Office and Store, 'The White Hart' Public House, Parish Church and C of E Primary School. The existing house is offered in 'spick and span' condition with NO ONWARD CHAIN. Plans for the extension of this and for the adjacent newbuild are attached with these details - these show the properties sharing one vehicular access from Haw Lane. The site is offered for sale as one lot, although offers from parties purchasing jointly (to subsequently separate) may be considered. ALL VISITS/VIEWINGS STRICTLY BY PRIOR APPOINTMENT ONLY.

Situation

Olveston is one of the premier South Gloucestershire villages, quite self-contained with a village store/post office, a village pub, 'The White Hart' and an excellent primary school. The nearest secondary school is Marlwood at Alveston, 2.3 miles to the north-east. The local centre and market town of Thornbury is 3.5 miles to the north-east and The Mall at Cribbs Causeway, off J17 of the M5, is 6 miles to the south. The Severn Bridge and J1 of the M48 is 2.5 miles to the north-west of the village, from where you can cross over to South Wales or connect with the M4/M5 interchange at Almondsbury.

Property Highlights, Accommodation & Services

- New-Build Plot & Former Police House For Refurbishment
- Building Plot For New 202m2 Four-Bedroom, Four Bathroom, Detached House
- Existing House For Extension & Re-Modelling To 123m2, With Three Bedrooms & Three Bathrooms
- South Gloucestershire Planning Reference P24/00926/F • 0.32 Acre Corner Plot Backing Onto Farmland
- Sought-After Village Location • Country Views To Rear
- Existing House With Upvc Double-Glazing, Gas Central Heating, Mains Drainage • No Onward Chain
- ALL VISITS/VIEWINGS BY APPOINTMENT ONLY

Directions

Travelling into Olveston from the direction of Thornbury, the entrance to 'The Old Police Station' is on the left hand side at the bottom of the hill, just before the T-junction at the end of Haw Lane.

Local Authority & Council Tax - South Gloucestershire - Tax Band D

Tenure - Freehold

Contact & Viewing - Email: mil_thornburysales@milburys.co.uk Tel: 01454 417336



IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk





Typical Section



Typical Cross Section Through Existing Building



Typical Cross Section Through Extension



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Ground Floor Plan



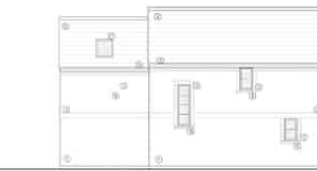
Proposed First Floor Plan



South West - Front Elevation



North West - Side Elevation 2



North East - Rear Elevation



South East - Side Elevation 1

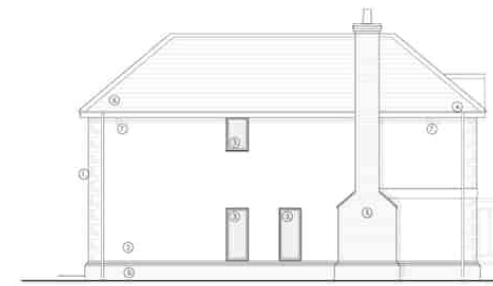


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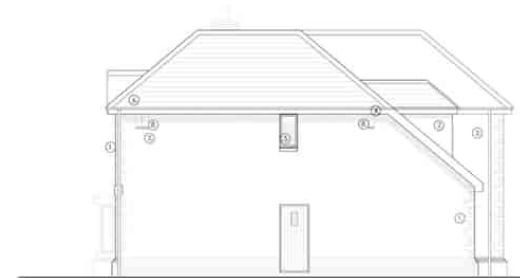
North East Elevation.



North West Elevation.



South East Elevation.



South West Elevation.

