

**STEPHEN & CO.**  
CHARTERED SURVEYORS  
**01934 - 621101**

ESTATE AGENTS  
VALUERS  
AUCTIONEERS  
BLOCK MANAGEMENT  
Established 1928



**ROOKERY MANOR, EDINGWORTH ROAD,  
EDINGWORTH, BS24 0JB  
£1,000,000**



**13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA**  
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Rare Opportunity to acquire a Residential Development Site with consent to convert this former Wedding Venue and function rooms into a terrace of 9 residential units. with parking and gardens.

The site is located in a semi rural position between Weston super Mare and Burnham on Sea with good access to the M5 Motorway at Edithmead (junction 22) and to the A38 to Bristol Airport.

### **Planning:**

Consent was granted on Appeal for 'Change of use from hotel function rooms to provide 9 self contained apartments'

Application Number: 24/22/00042  
Appeal Reference: APP/E3335/W/25/3358564

### **The Site:**

There will be an access road into the site which will be shared with the Holiday Lodges at the rear. Additional parking may be available by separate negotiation

NB Plans are provided for identification only and are not to scale.

### **Broadband & Mobile Coverage**

Information is available at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

### **Data Protection:**

When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - [www.stephenand.co.uk](http://www.stephenand.co.uk)

### **Anti-Money Laundering**

Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Stephen & Co makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

