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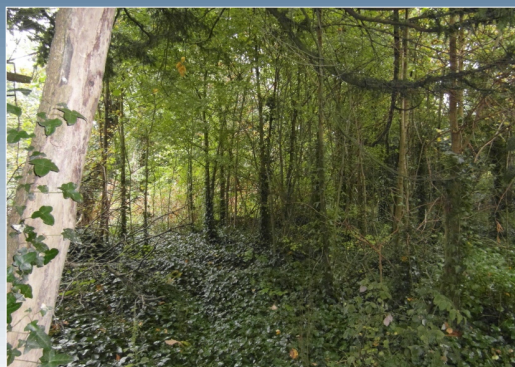


Land At, Hollywood Lane, Cribbs Causeway, Bristol, BS10 7TW

Guide price £250,000

**** POTENTIAL DEVELOPMENT SITE****

Large site of approximately 0.6 acres situated close to The Mall at Cribbs Causeway and conveniently situated for the M5 motorway. The land offers excellent potential for residential or commercial development, subject to obtaining the necessary planning consents.



Land At, Hollywood Lane, Cribbs Causeway, Bristol, BS10 7TW

DESCRIPTION

Parcel of land of approximately 0.6 acres fronting Hollywood Lane which offers potential for a variety of uses, subject to consents. The site is located in the Cribbs Causeway area of South Gloucestershire, south of the M5 and East of Hollywood Lane. The land is triangular in shape.

DIRECTIONS

Travelling Westwards on Cribbs Causeway (A4.18) continue pass the Shell petrol station on your left hand side, at the next roundabout continue straight ahead for approximately 150 yards before turning left into Hollywood Lane. The site can be found on your right hand side.

NOTES

The site is not situated within any conservation area and there are no listed buildings within or immediately adjacent to the site. It is also within Flood Zone 1, the area least at risk from flood events.

A review of South Gloucestershire Council online policies map shows that the site is within the settlement boundary, outside of the green belt and within the wider Cribbs Causeway/Patchway New Neighbourhood Area.

PLANNING HISTORY

A planning application for 2no. Dwellings was submitted in 2014 and subsequently withdrawn due to concerns expressed by Highways Consultees that the site was safeguarded for the purposes of expanding the M5 corridor (PT14/4311/F). Subsequent dialogue in June 2017 between Transport Planning Associates and Highways England has established that the site is not part of any committed scheme or planned works that would support the land being safeguarded.

OFFERS

Offers are sought on a conditional and unconditional basis.

LOCAL AUTHORITY

South Gloucestershire Council.

VIEWING

The site is open for inspection at all times.



Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
Bristol, BS8 1BA

Estate Agents & lettings

60 Northumbria Drive, Henleaze
Bristol, BS9 4HW

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. References to the Tenure of this property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars including all measurements, plans, dimensions and photographs are provided for guidance purposes only and any intending purchaser or lessee should make their own enquiries.

