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Auctions

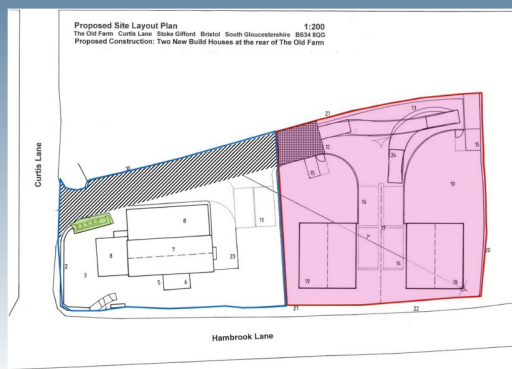
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## LOT 1 - Land Adjoining The Old Farm, Curtis Lane, Stoke Gifford, Bristol, For auction Guide Price £275,000 +

An exciting opportunity to purchase a parcel of land with planning consent pending for the erection of two detached three bedroom houses with parking and gardens. The site is situated in a delightful location in Stoke Gifford and would be ideally suited to builders, developers and self builders.



# LOT 1 - Land Adjoining The Old Farm, Curtis Lane, Stoke Gifford, Bristol,

## FOR SALE BY AUCTION

This property is due to be auctioned on the 27th February 2018 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

## VIEWING

By appointment

## SUMMARY

DEVELOPMENT SITE WITH PLANNING FOR TWO DETACHED HOUSES

## DESCRIPTION

A parcel of land measuring approximately 0.16 acres that previously formed part of the rear garden to The Old Farm. Planning consent is pending for the erection of two detached three bedroom houses with parking and gardens.

## LOCATION

The site is situated to the rear of The Old Farm on Curtis Lane off Hambrook Lane in Stoke Gifford. This delightful semi-rural location offers easy access to Bristol Parkway train station and the A4174 Ring Road.

## PLANNING

A full planning application for the erection of 2 detached three bedroom houses is currently pending consideration and a decision is expected prior to the auction on 28th November 2017.

## Application Number

PT17/2401/F.

## Description of Development

Demolition of existing garage and erection of two number dwellings with access, parking and associated works.

## LOCAL AUTHORITY

South Gloucestershire Council.

## PROPOSED HOUSES

The proposed dwellings will be identical in size, both measuring 94 sqm and will each comprise an open plan lounge/dining room/kitchen with a utility room and cloakroom on the ground floor. The first floor will comprise of 3 double bedrooms (1 with ensuite bathroom) and a family bathroom. Externally each house will benefit from good sized gardens and 2 allocated parking spaces.

## SOLICITOR

Ms J Purdue  
Meade King  
Springfield House  
45 Welsh Back  
Bristol BS1 4AG  
Telephone: 0117 926 4121  
Email: jp@meadeking.co.uk

## BUYERS PREMIUM

Please be advised that all purchasers are subject to a £750 plus VAT (£900 inc VAT) buyers premium payable upon exchange of contracts.

## \*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

## RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## PROXY BIDDING

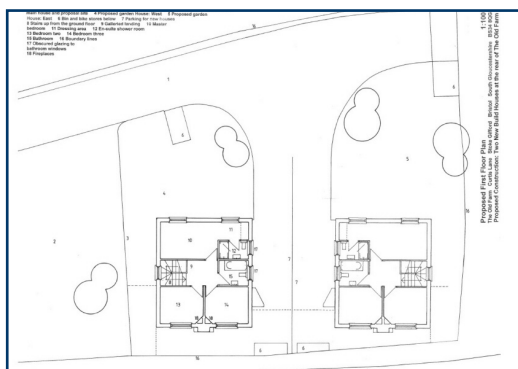
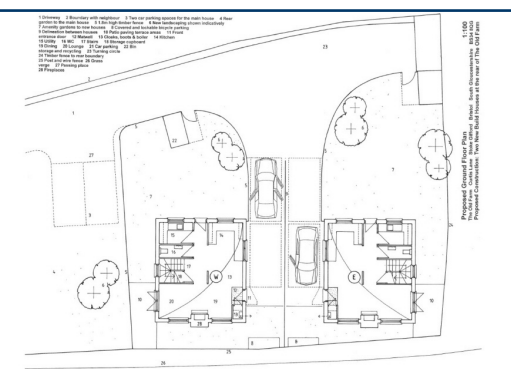
If you are unable to attend the auction then you can submit a proxy bid. This will authorise a representative of Maggs & Allen to bid on your behalf up to a pre-set amount. The proxy bidding form is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and 2 cheques (one for the 10% deposit and one for the buyers premium of £900 inc VAT) is required by the auction department no later than 4pm on the day of the auction.

## ATTENDING THE AUCTION

If you are intending to bid and are successful, the following will be required:

- \* Proof of identity (valid passport or photo driving licence).
- \* Proof of address (bank statement, recent utility bill, council tax bill or tenancy agreement).
- \* 10% deposit payment.
- \* Buyers premium payment.
- \* Details of your solicitor.

## DEPOSIT & BUYERS PREMIUM PAYMENTS



## Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton  
Bristol, BS8 1BA

## Estate Agents & lettings

60 Northumbria Drive, Henleaze  
Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavors to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

