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22 Richmond Hill, Clifton, Bristol BS8 1BA

Auctions

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Aerial Perspective Existing



Aerial Perspective Proposed

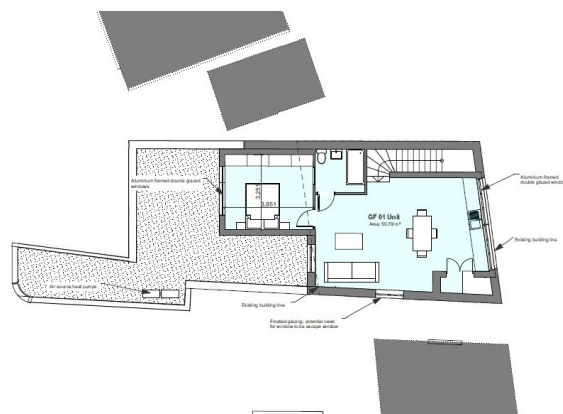
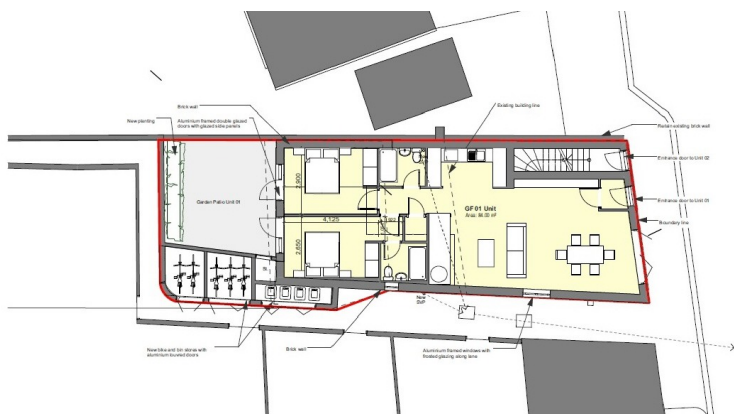
LOT 17 - Workshop, Coldharbour Road, Redland, Bristol, BS6 7JT

For auction Guide Price £230,000 +

A rare opportunity to purchase a level building plot in a highly sought after location in Redland. Full planning consent has been granted for the demolition of the existing workshop and the erection of a two storey building comprising a spacious ground floor 2 bedroom garden flat and a first floor one bedroom apartment. An ideal opportunity for builders and developers to create an exclusive development in one of Bristol's premier postcodes.



LOT 17 - Workshop, Coldharbour Road, Redland, Bristol, BS6 7JT



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

External viewing only

SUMMARY

BUILDING PLOT WITH PLANNING GRANTED FOR 2 APARTMENTS

DESCRIPTION

A level parcel of land measuring approximately 140sqm, currently occupied by a dilapidated workshop with full planning consent granted for demolition and the erection of two new apartments. The approved planning consent will facilitate the erection of a ground floor two bedroom apartment with an enclosed rear courtyard garden and a first floor one bedroom apartment with associated cycle and bin stores and landscaping.

LOCATION

The property is situated to the rear of 185 Redland Road and fronts Coldharbour Road in Redland. Easy access is provided to Durdham Downs, Redland train station and a range of shops and amenities on Coldharbour Road in Westbury Park.

PLANNING

Full plans are available upon request or online at planningonline.bristol.gov.uk/ online-applications.

Application No.

17/04975/F

Description of Development

Demolition of existing building and new build to provide 2 no. Residential units (Use Class C3).

Date of Decision

11th December 2017

LOCAL AUTHORITY

Bristol City Council.

PROPOSED APARTMENTS

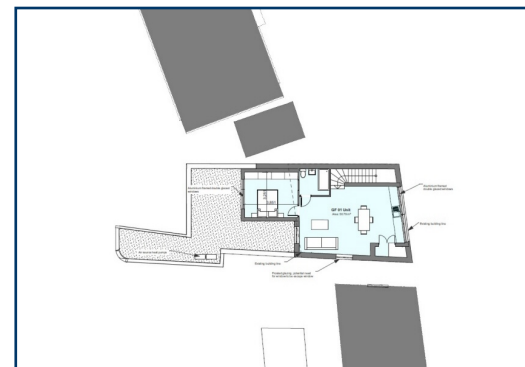
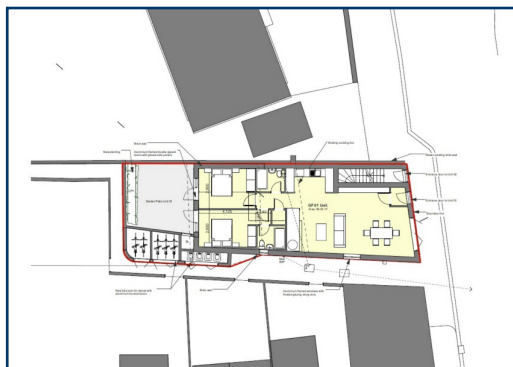
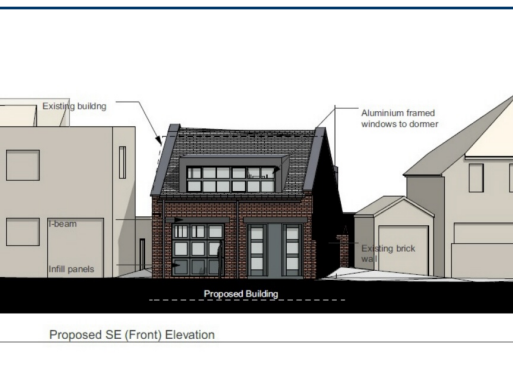
The ground floor apartment (84 sq m) will comprise a large open-plan living/kitchen/dining room with 2 double bedrooms (master with en suite) and the main bathroom. Doors from both bedrooms will lead onto an enclosed courtyard garden to the rear. The first floor apartment (50.79 sq m) will comprise an open-plan living/kitchen/dining room, a double bedroom and a bathroom.

SOLICITOR

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BUYERS PREMIUM

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



Auction, Commercial & Chartered Surveyors

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Estate Agents & lettings

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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.

