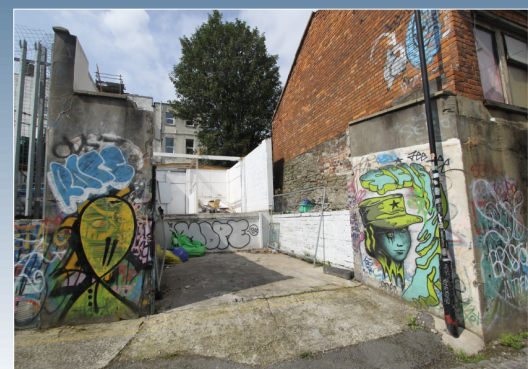
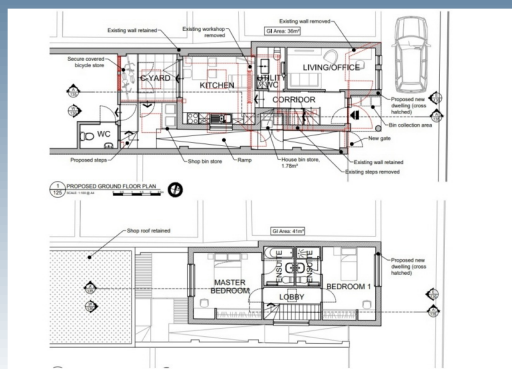


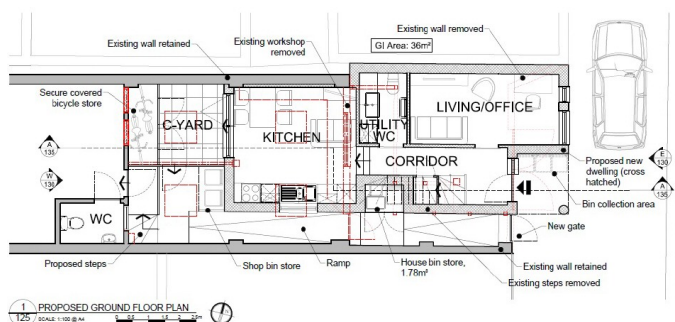
LOT 1 - Land Rear Of, 144 Cheltenham Road, Montpelier, Bristol, BS6 5RL

For auction Guide Price £85,000 +

SOLD PRIOR. A parcel of land benefiting from full planning consent for the erection of a modern 2 bedroom house fronting Picton Lane in Montpelier. The site is situated in a sought after residential location which provides easy access to the city centre and a wide range of local amenities on Stokes Croft and Picton Street. An ideal opportunity for builders, developers and self-builders.



LOT 1 - Land Rear Of, 144 Cheltenham Road, Montpelier, Bristol,



FOR SALE BY AUCTION

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

VIEWING SOLD PRIOR

SUMMARY SOLD PRIOR

DESCRIPTION

A level parcel of land with planning consent granted for the erection of a modern 2 bedroom, two storey house with courtyard garden to be accessed via Picton Lane in Montpelier. The proposed house will have a gross internal area of approximately 77 sq m and will comprise a living room, kitchen and utility room on the ground floor with two en suite bedrooms on the first floor.

LOCATION

The site is situated to the rear of 144 Cheltenham Road in Montpelier and fronts Picton Lane off Picton Street. The land is within easy reach of a variety of independent shops and amenities on Cheltenham Road/Picton Street and just half a mile from the city centre.

PLANNING

Application No 16/04353/F.

Description of Development

Removal of single storey workshop, erection of new two storey dwelling.

Date of Decision

10th November 2016.

LOCAL AUTHORITY Bristol City Council.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The CIL payable for the site has been calculated at £3,596.25.

SOLICITOR

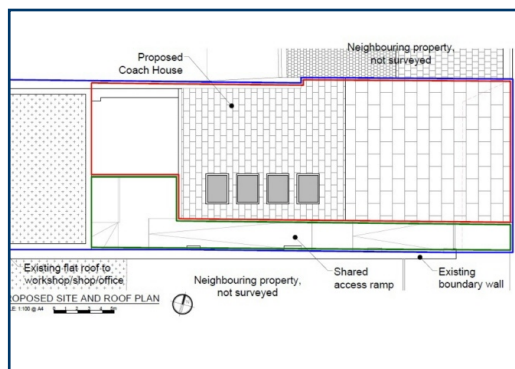
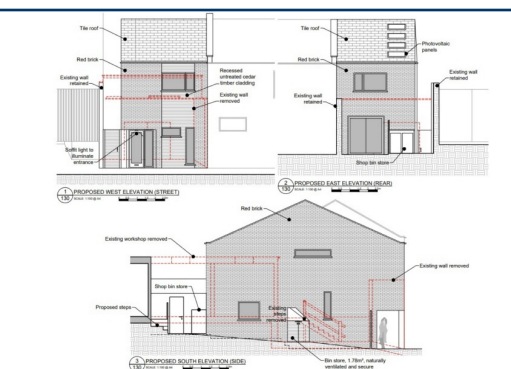
Mr R Seaton
Clarke Willmott
Blackbrook Gate
Blackbrook Park Avenue
Taunton TA1 2PG
Tel: 01823 230100
Email: roger.seaton@clarkewillmott.com

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 inc VAT) buyer's 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.



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.

