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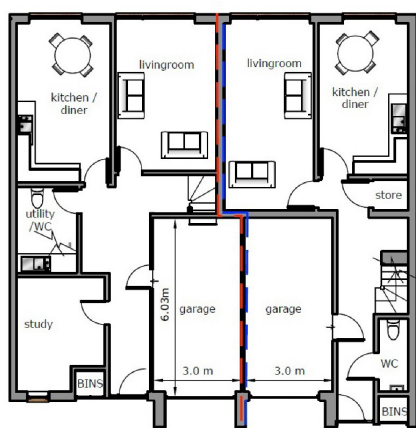
## LOT 25 - Land Adjoining, 18 Crow Meadow, Kingswood, Wotton Under Edge, GL12 8RX

**For auction Guide Price £220,000 +**

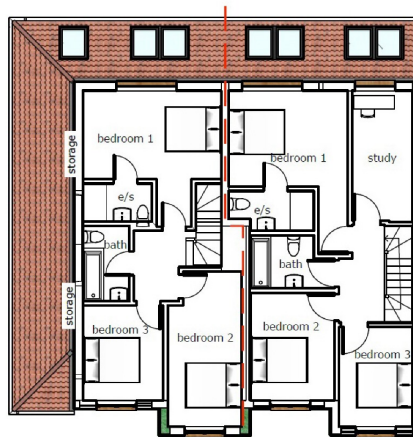
An exciting opportunity to purchase a level building plot with full planning consent granted for the erection of two semi-detached 3/4 bedroom houses with parking, integral garages and gardens overlooking fields to the rear. The site is situated at the end of a residential cul de sac in the village of Kingswood near Wotton-Under-Edge on the edge of the Cotswolds. A fantastic prospect for builders and developers to create an exclusive development of houses in this sought after location with the added benefit of having NO CIL PAYABLE on the site.



# LOT 25 - Land Adjoining, 18 Crow Meadow, Kingswood, Wotton Under



House A



House A

House B

PROPOSED FLOOR PLANS

## 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

Open for inspection at all times

## SUMMARY

DEVELOPMENT SITE WITH PLANNING GRANTED FOR 2 HOUSES

## DESCRIPTION

A level parcel of land measuring approximately 0.16 acres (629 sq m) with full planning consent granted for the erection of a pair of semi-detached houses with parking, integral garages and gardens to the rear. A fantastic opportunity for builders and developers to create an exclusive development of houses in a sought after village location. There is also no CIL payable on the site as planning consent was granted prior to the implementation of CIL fees.

## LOCATION

The site is situated on the left hand side at the end of Crow Meadow, a residential cul de sac off Walk Mill Lane in the village of Kingswood. This popular village within the Stroud district of Gloucestershire is located on the edge of the Cotswolds approximately 1.5 miles southwest of Wotton-Under-Edge.

## PLANNING

### Application No.

S.17/1344/MINAM - Approved on 13th July 2017

### Description of Development

Reduction of foot print of the houses to create a walkway to the side of house A.

### Application No.

S.15/0698/FUL - Approved on appeal on 18th November 2016.

### Description of Development

Demolition of double garages and construction of 2no. semi detached houses and parking spaces to serve no.16.

## PROPOSED HOUSES

### House A - 124 sq m (1,330 sq ft)

Comprising a living room, kitchen diner, utility room/WC and a study/4th bedroom on the ground floor with 3 bedrooms (master with en suite) and a family bathroom on the first floor. The property will include an integral garage, parking space and a garden to the rear overlooking fields.

### House B - 118 sq m (1,265 sq ft)

Comprising a living room, kitchen diner and a cloakroom on the ground floor with 3 bedrooms (master with en suite), a study/4th bedroom and a family bathroom on the first floor. The property will include an integral garage, parking space and a garden to the rear overlooking fields.

## NOTES

Please note that a condition of the planning consent requires 2 parking spaces to be allocated to the owner of no. 16 Crow Meadow. Contracts for the owner of no. 16 to purchase these parking spaces upon completion of the development have been exchanged with completion subject to one months' notice upon completion of the development. This contract and the deposit already paid will be assignable to the successful purchaser of the site at cost. For details of the agreed purchase price and timescales for completion of the purchase of the parking spaces for no.16, please contact the office.

## LOCAL AUTHORITY

Stroud District Council.



## 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.

