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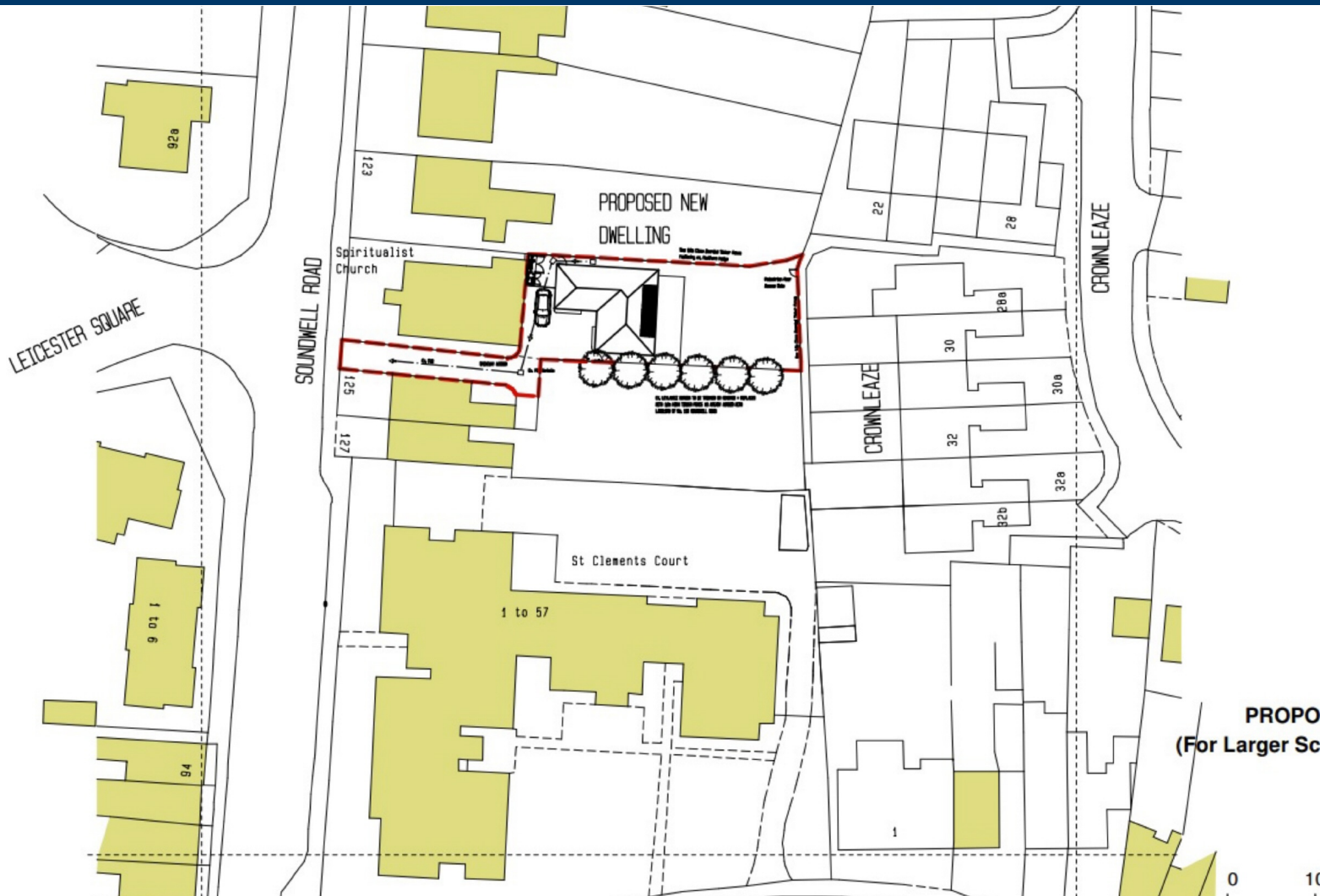
0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

Auctions

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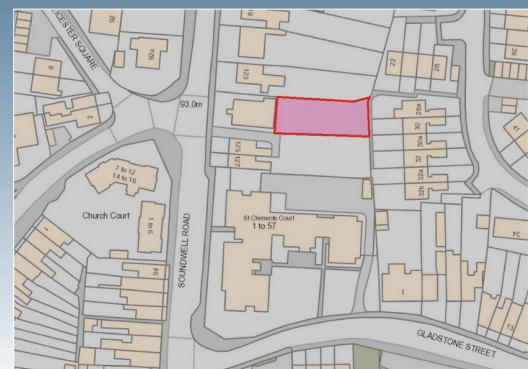
auctioneers



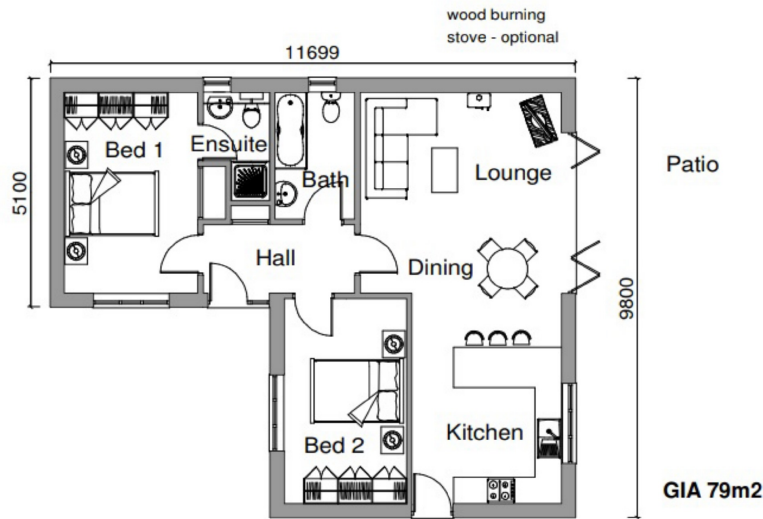
LOT 16 - Land Rear Of, 125 Soundwell Road, Soundwell, Bristol, BS16 4RD

For auction Guide Price £100,000 +

A level parcel of land measuring approximately 378sqm with planning permission granted for the erection of a detached 2-bedroom bungalow with off-street parking and garden. The site is situated in a popular residential location with access via a lane running adjacent to 125 Soundwell Road.



LOT 16 - Land Rear Of, 125 Soundwell Road, Soundwell, Bristol,



PROPOSED GROUND FLOOR PLAN

FOR SALE BY AUCTION

This property is due to be auctioned on the 26th February 2019 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

VIEWING

The site is open for inspection at all times.

SUMMARY

BUILDING PLOT WITH PLANNING CONSENT GRANTED FOR A DETACHED BUNGALOW

DESCRIPTION

A level parcel of land measuring approximately 378sqm with planning permission granted for the erection of a detached 2-bedroom bungalow. The site is situated in a popular residential location with access via a lane running adjacent to 125 Soundwell Road.

LOCATION

The site is situated to the rear of Soundwell Spiritualist Church and previously formed part of the rear garden to 125 Soundwell Road. Easy access is provided to the shops and amenities on Staple Hill high street and Kingswood high street.

PLANNING HISTORY

Application No.

PK18/6314/F.

Description of Development

Erection of 1 no. Dwelling with parking and associated works.

Date of Decision

8th February 2019 .

PROPOSED BUNGALOW - 79 sq m (Gross Internal Area)

The proposed detached dwelling will comprise an open-plan kitchen/dining/living room with bi-fold doors onto the rear garden, 2 double bedrooms (master with ensuite shower room) and a bathroom. Externally, the property will benefit from a parking space to the front, bin storage and a good-sized level garden to the rear.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The CIL payable for the site has been calculated at £9,504.21.

LOCAL AUTHORITY

South Gloucestershire Council.

SOLICITOR

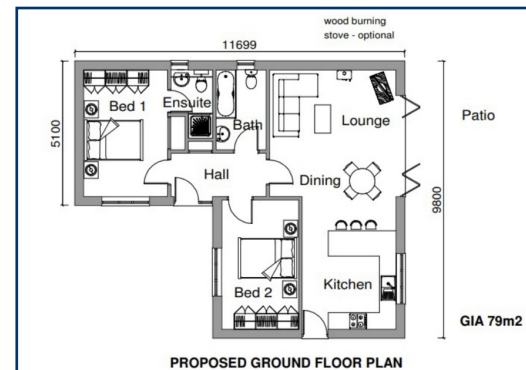
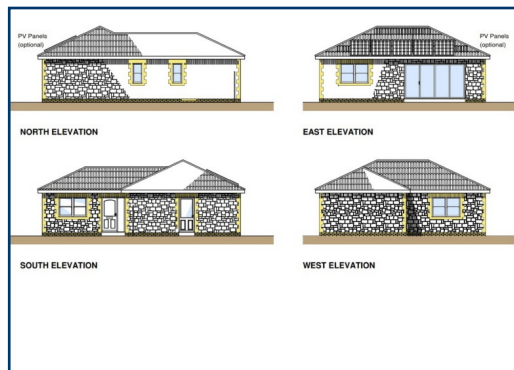
Ms L Wilkinson
AMD
139 Whiteladies Road
Clifton
Bristol BS8 4DS
Tel: 0117 973 5647
Email: laurawilkinson@amdsolicitors.com

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.



PROPOSED GROUND FLOOR PLAN

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.

