

www.maggsandallen.co.uk

0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

Auctions

maggs  
allen

auctioneers



## LOT 9 - 22 & 24 Rossall Avenue, Little Stoke, Bristol, BS34 6JT

**For auction Guide Price £275,000 +**

DEVELOPMENT SITE - PLANNING GRANTED FOR 4 HOUSES

A fantastic development opportunity comprising a pair of derelict semi-detached houses occupying a site measuring approximately 0.23 acres. Full planning consent has been granted for the demolition of the existing houses and the erection of a terrace of 4 new houses (2 x 4 bedroom houses and 2 x 2 bedroom houses) with parking and gardens.

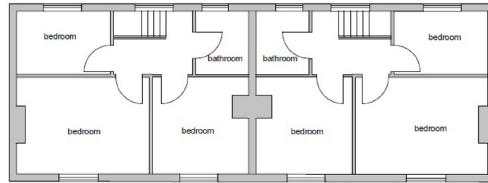
The site is situated in a popular residential location with easy access to Bristol Parkway train station.



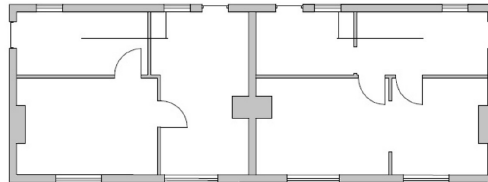


# LOT 9 - 22 & 24 Rossall Avenue, Little Stoke, Bristol, BS34 6JT

## Existing Floorplans



## First Floor



## Ground Floor

### FOR SALE BY AUCTION

This property is due to be auctioned on the 18th April 2019 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

### VIEWING

By appointment

### SUMMARY

DEVELOPMENT SITE - PLANNING GRANTED FOR 4 NEW HOUSES

### DESCRIPTION

A level development site with planning consent granted for the erection of 4 new houses (2 x 4 bedroom houses and 2 x 2 bedroom houses) with parking and gardens. The site is currently occupied by a pair of non-traditional construction houses that are in derelict condition and will be demolished to facilitate the development. A fantastic opportunity for builders and developers.

### LOCATION

The site is situated on Rossall Avenue in Little Stoke, a popular residential location which provides easy access to Bristol Parkway train station, Rolls Royce and Cribbs Causeway.

### EXISTING HOUSES

The existing houses on the site comprise a pair of 3 bedroom semi-detached houses of non-traditional construction that are in derelict condition.

### PLANNING

#### Application No.

PT17/3853/F

#### Description of Development

Demolition of 2no existing dwellings and erection of 4no dwellings with access, parking and associated works.

### Decision Date

2nd March 2018.

### ENERGY PERFORMANCE CERTIFICATE

Ratings:

22 Rossall Avenue - E

24 Rossall Avenue - D

### SOLICITOR

Ms N O'Brien

Barcan + Kirby

199a Whiteladies Road

Clifton

Bristol BS8 2SB

Tel: 0117 325 2929

Email: n.o'brien@barcankirby.co.uk

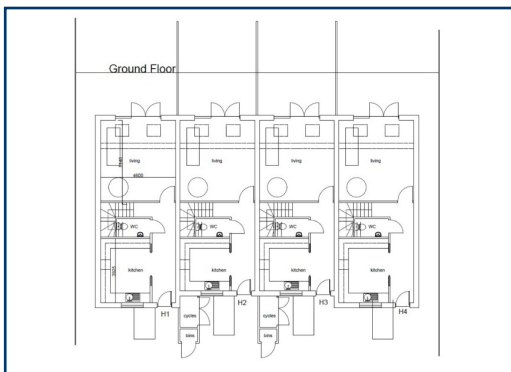
### BUYER'S PREMIUM

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.

### RESERVE PRICE



### 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.

