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Auctions

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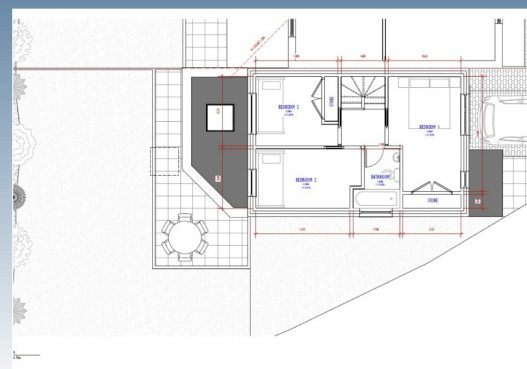
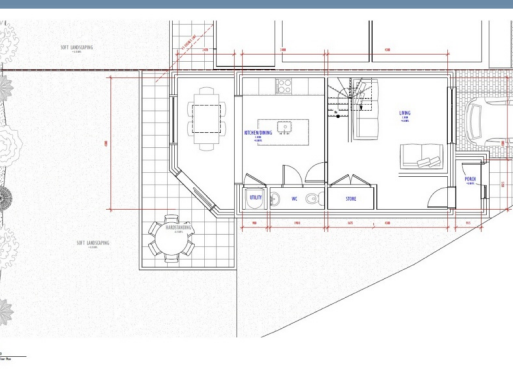
auctioneers



LOT 7 - Land Adjoining, 90 Selbrooke Crescent, Fishponds, Bristol, BS16 2PR

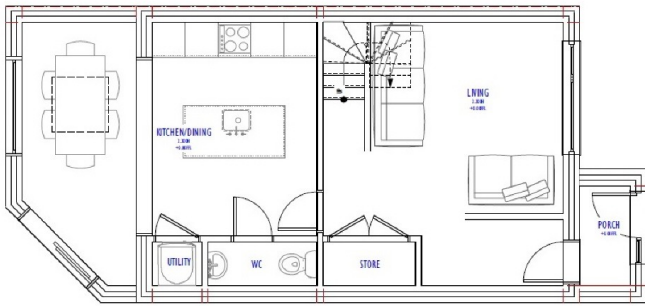
For auction Guide Price £75,000 to £85,000 +

GUIDE PRICE £75,000-£85,000. An exciting opportunity to purchase a building plot with full planning consent granted for the erection of a new 3 bedroom, end of terrace house with parking and gardens. The site is situated in a pleasant residential location on the borders of Fishponds and Oldbury Court. An ideal prospect for builders, developers and self-builders.

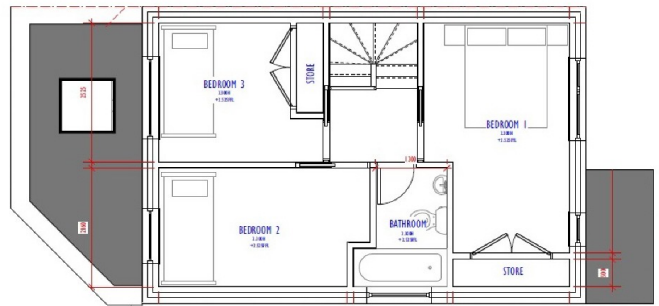


LOT 7 - Land Adjoining, 90 Selbrooke Crescent, Fishponds, Bristol,

Proposed Ground Floor Plan



Proposed First Floor Plan



FOR SALE BY AUCTION

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

VIEWING

Open for inspection at all times

SUMMARY

BUILDING PLOT WITH PLANNING GRANTED FOR A 3 BEDROOM HOUSE

DESCRIPTION

A level building plot previously forming part of the garden to 90 Selbrooke Crescent with full planning consent granted for the demolition of the existing garage and the erection of a 3 bedroom end of terrace house with parking and gardens. An ideal opportunity for builders, developers and self-builders.

LOCATION

The site is situated adjacent to 90 Selbrooke Crescent off Gill Avenue in Fishponds. Easy access is provided to a range of local shops and amenities on Fishponds Road and Downend high street.

PROPOSED DWELLING

The proposed house will have a gross internal area of approx. 99 sq m and will comprise of a lounge, kitchen/diner, utility room and cloakroom on the ground floor whilst the first floor will provide 3 bedrooms and a family bathroom. Externally the property will benefit from a driveway providing off-street parking and good-sized gardens to the side and rear.

PLANNING

Application No.

18/01469/NMA - Non-material amendment following the grant of planning permission 17/03732/F (Proposed three bedroom dwelling with associated works) - now proposed changes to interior layout and fenestration. APPROVED: 21st March 2018.

Application No.

17/03732/F - Proposed three bedroom dwelling with associated works. APPROVED: 6th September 2017

LOCAL AUTHORITY

Bristol City Council.

SOLICITOR

James Forgham, Star Legal

Tel: 0117 965 3504

Email: james.forgham@star-legal.co.uk

BUYER'S PREMIUM

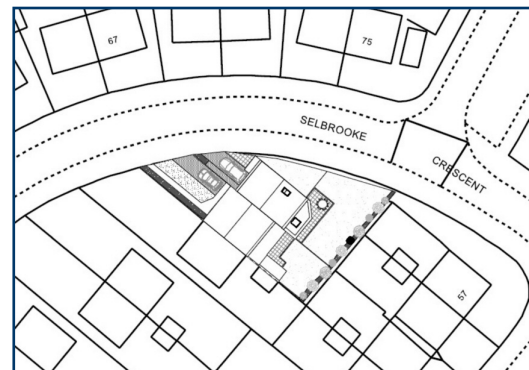
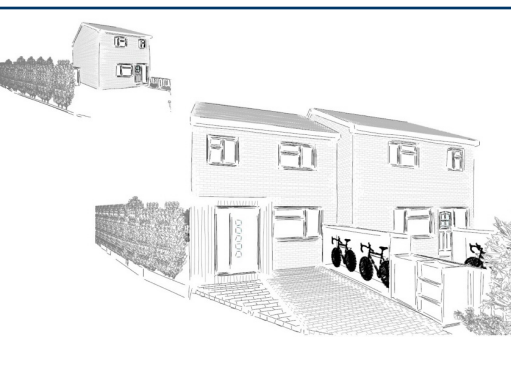
Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 inc VAT) buyer's premium payable upon exchange of contracts.

*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

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the



Auction, Commercial & Chartered Surveyors

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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.

