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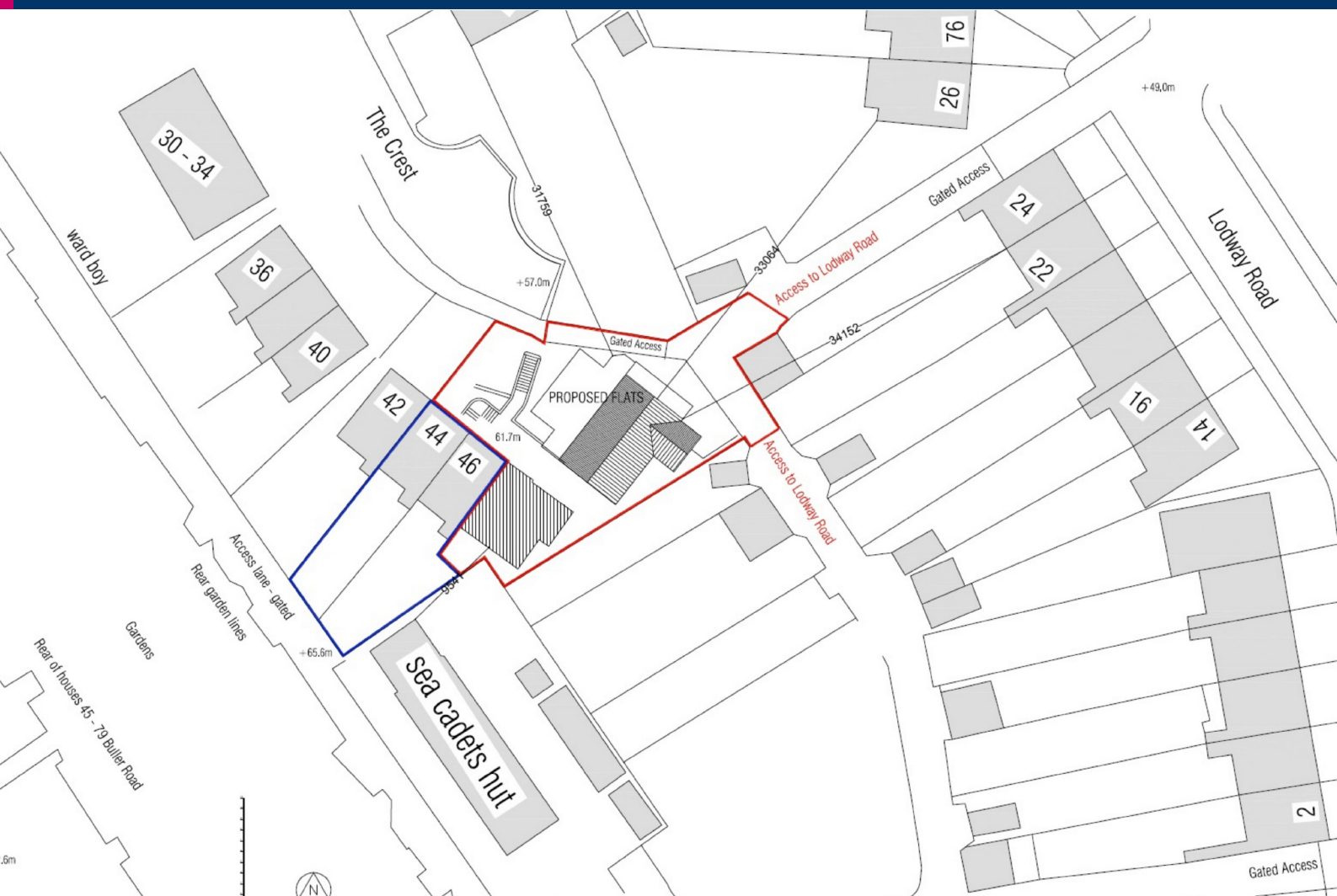
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22 Richmond Hill, Clifton, Bristol BS8 1BA

Auctions

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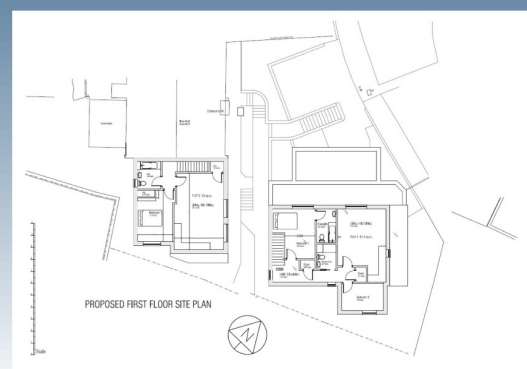
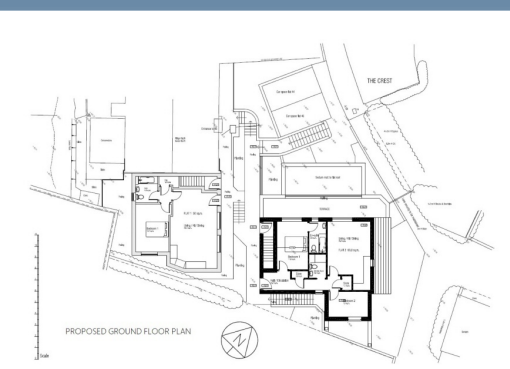


LOT 12 - Land Adjoining, 46 The Crest, Brislington, Bristol, BS4 3JB

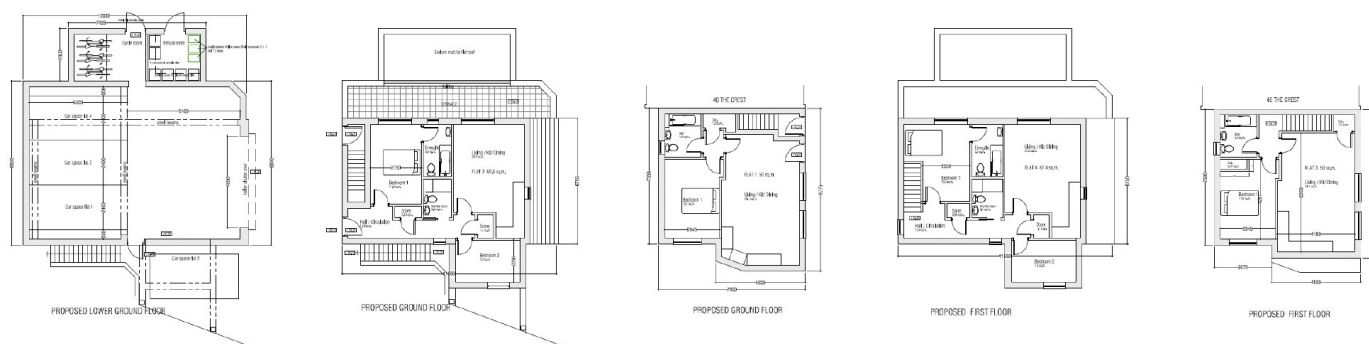
For auction Guide Price £160,000 +

DEVELOPMENT SITE WITH PLANNING GRANTED

An exciting development opportunity with full planning consent granted for the erection of 4 self-contained flats (2 x 1 beds and 2 x 2 beds) in two separate blocks with allocated parking. The site is situated in an elevated position with stunning panoramic views across the city and provides easy access to Bristol and Bath via the A4 Bath Road. An excellent opportunity for builders and developers to create an exclusive development of apartments.



LOT 12 - Land Adjoining, 46 The Crest, Brislington, Bristol, BS4 3JB



FOR SALE BY AUCTION

FOR SALE BY AUCTION

This property is due to be auctioned on the 25th July 2019 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

VIEWING

By appointment

SUMMARY

DEVELOPMENT SITE WITH PLANNING GRANTED FOR 4 FLATS

DESCRIPTION

A parcel of land with full planning consent granted for redevelopment to provide a scheme of 4 new flats (2 x 1 bedroom flats and 2 x 2 bedroom flats). The proposed scheme will be arranged in two separate blocks set in an elevated position with stunning views across Bristol. Each of the flats will benefit from an off-street parking space with communal bicycle and bin storage. A fantastic opportunity for builders and developers.

LOCATION

The site is situated adjacent to no. 46 The Crest at the head of the residential cul de sac which is accessed via Queensdown Gardens in Brislington. Easy access is provided to both Bristol and Bath via the A4 Bath Road.

SCHEDULE OF PROPOSED ACCOMMODATION

FLAT 1 (1 Bedroom) - 50 sq m
FLAT 2 (2 Bedroom) - 60.8 sq m
FLAT 3 (1 Bedroom) - 53 sq m
FLAT 4 (2 Bedroom) - 67.4 sq m

PLANNING

Application No.

17/01055/F

Description of Development

Erection of 4 no. Flats, with off-street parking and bin and cycle storage.

Date of Decision

22 Mar 2018.

LOCAL AUTHORITY

Bristol City Council.

SOLICITOR

Ms S Roberts, Gordon Dadds

Tel: 029 2010 0950

Email: sallyroberts@gordondadds.com

BUYER'S PREMIUM

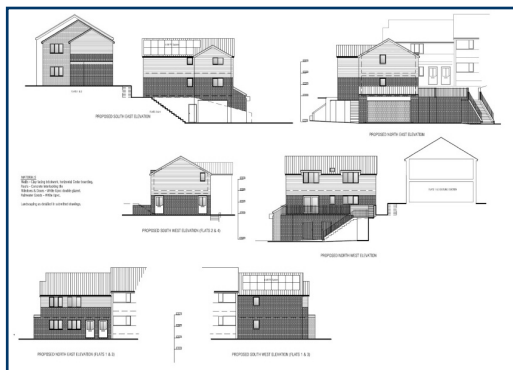
Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 inc VAT) buyer's premium payable upon exchange of contracts.

*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.

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

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.

