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Auctions

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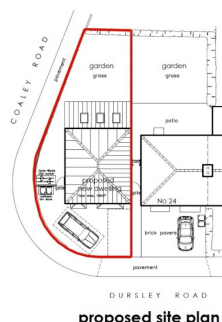
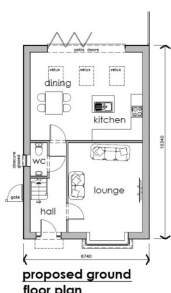
auctioneers



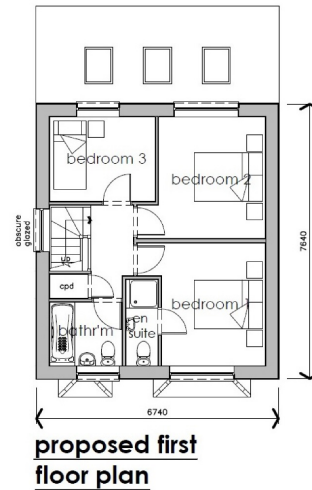
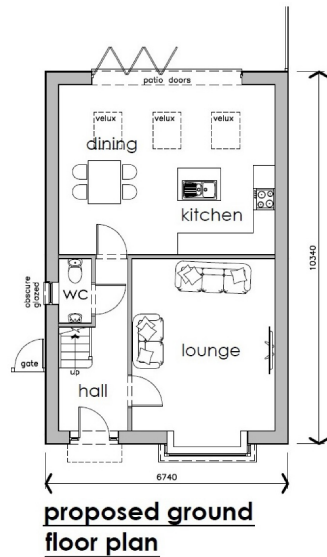
LOT 3 - Land Adjoining, 24 Dursley Road, Shirehampton, Bristol, BS11 9XB

For auction Guide Price £95,000 +

A level building plot with full planning consent granted for the erection of a 3 bedroom detached house with off-street parking and gardens. The site is situated in a quiet residential location in Shirehampton with easy access provided to the city centre and the motorway network via the A4 Portway. Shirehampton train station is located just 320m from the site with regular trains running to Clifton Down in approximately 7 minutes. An ideal opportunity for builders, developers and self-builders.



LOT 3 - Land Adjoining, 24 Dursley Road, Shirehampton, Bristol,



FOR SALE BY AUCTION

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

VIEWING

By appointment

SUMMARY

LEVEL BUILDING PLOT - PLANNING GRANTED FOR A 3 BED DETACHED HOUSE

DESCRIPTION

A building plot measuring approximately 168 sq m with full planning consent granted for the erection of a new 3 bedroom detached house with off-street parking and gardens. The site previously formed part of the garden to 24 Dursley Road and offers an ideal opportunity to for builders, developers and self-builders to create a fantastic family house.

LOCATION

The site is situated adjacent to 24 Dursley Road on the corner of Coaley Road in Shirehampton. A range of amenities are available locally on Shirehampton High Street and easy access provided to the city centre and the motorway network via the A4 Portway. Shirehampton train station is located just 320m from the site with regular trains running to Clifton Down in approximately 7 minutes.

PROPOSED DWELLING - 100 sq m (1,076 sq ft)

The proposed house will comprise an entrance hall, lounge, kitchen/diner with bi-folding doors onto the rear garden and a cloakroom on the ground floor. The first floor will comprise 3 bedrooms (master with en suite) and a family bathroom.

PLANNING

The approved planning consent was granted under appeal following an initial refusal of the original planning application.

Appeal Reference

APP/Z0116/W/19/3224841 - Appeal allowed on 05 August 2019.

Planning Application No.

18/06250/F.

Description of Development

Proposed new dwelling on Land Adjacent to No. 24 Dursley Road, with parking and associated works.

Date of Decision

31 January 2019.

LOCAL AUTHORITY

Bristol City Council.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The CIL payable has been calculated at £7031.25.

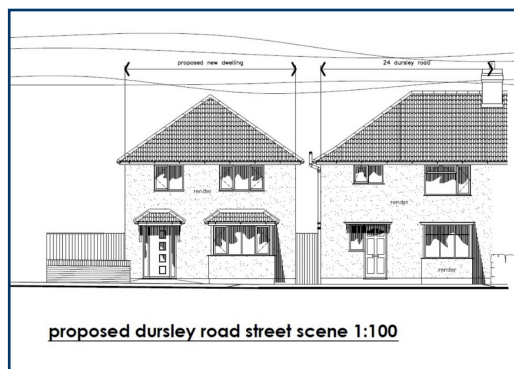
SOLICITOR

TBC

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



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.

