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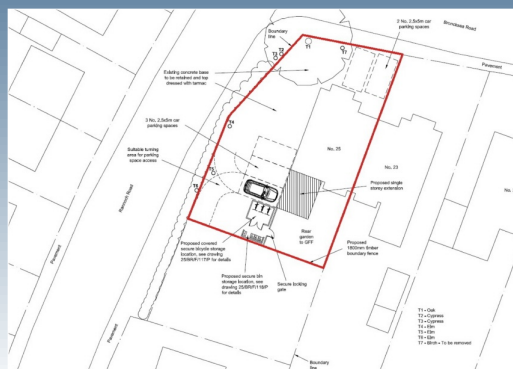


LOT 999 - 25 Broncksea Road, Filton Park, Bristol, BS7 0SE

For auction Guide Price £475,000 +

DEVELOPMENT OPPORTUNITY - PLANNING GRANTED FOR FLAT CONVERSION, POTENTIAL FOR LARGE HMO / FAMILY HOUSE

A substantial semi-detached Edwardian style house in need of complete renovation, situated in a sought after residential location in Filton Park. The property occupies a generous corner position with off-street parking and benefits from full planning consent for conversion into 3 large self-contained flats (2 x 2-Bed Flats and 1 x 1-Bed Flat). There is also scope for conversion into a 9 or 10 bedroom HMO, subject to obtaining the necessary planning consents.



LOT 999 - 25 Broncksea Road, Filton Park, Bristol, BS7 0SE

FOR SALE BY AUCTION

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

VIEWING

By appointment

SUMMARY

DEVELOPMENT OPPORTUNITY - PLANNING FOR FLAT CONVERSION

DESCRIPTION

A substantial three storey Edwardian style house in need of complete renovation. The property was previously arranged to provide four reception rooms, 6 bedrooms and 2 bathrooms and has now been stripped out ready to implement the approved planning consent for conversion to 3 large flats or potentially a 9 or 10 bedroom HMO, subject to consents.

LOCATION

The property is situated in the popular residential location of Filton Park on the corner of Broncksea Road and Rannoch Road. Easy access is provided to a range of local amenities on Gloucester Road North with excellent employment opportunities within easy reach including Rolls Royce, Airbus and Southmead Hospital.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

PLANNING

Planning consent was granted for the demolition of existing lean-to and erection of single storey rear extension to facilitate conversion of existing dwelling into 3 No. Flats under application no. P19/0615/F on 5th July 2019.

PROPOSED FLATS

Flat 1 - 2 bedroom flat with garden and parking (82.6 sq m).

Flat 2 - 2 bedroom flat with balcony and parking (62 Sq m).

Flat 3 - 1 bedroom flat plus study with parking (60 Sq m).

GROSS DEVELOPMENT VALUE (GDV)

Flat 1 - £275,000

Flat 2 - £260,000

Flat 3 - £245,000

GDV: £780,000

HMO POTENTIAL

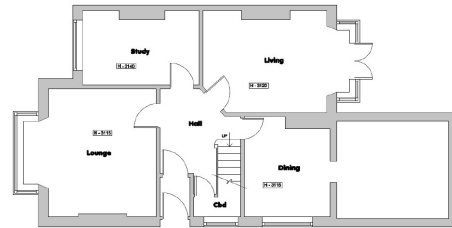
The property may be suitable for conversion into a 9 or 10 bedroom HMO, subject to obtaining the necessary planning consents. If consent can be obtained, following the conversion we would anticipate a potential gross rental income in the region of £60,000 - £66,000 per annum (£550 pcm per room).

ENERGY PERFORMANCE CERTIFICATE

Rating: F

SOLICITOR

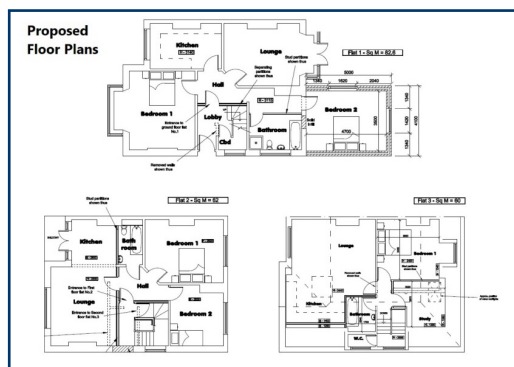
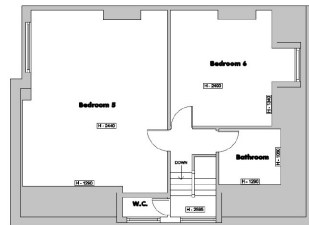
Ground Floor



First Floor



Second Floor



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.

