

www.maggsandallen.co.uk

0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

Auctions

maggs
allen

auctioneers

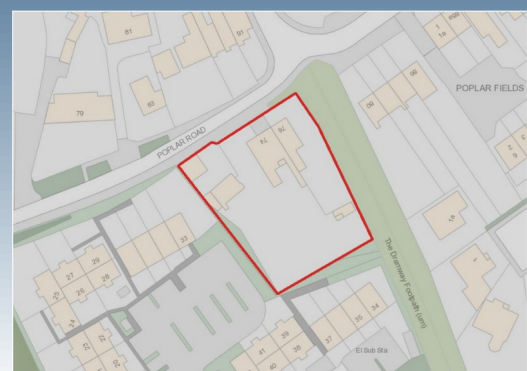


LOT 999 - 74 & 76 Poplar Road, Warmley, Bristol, BS30 5JS

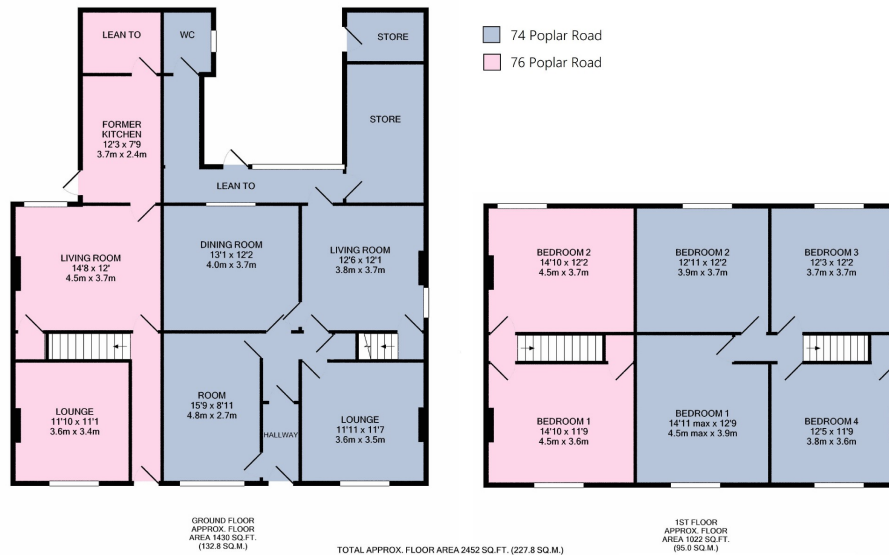
For auction Guide Price £500,000 +

PRIME DEVELOPMENT OPPORTUNITY

A fantastic opportunity to purchase a pair of semi-detached period cottages (1 x 4-bedroom and 1 x 2-bedroom) with various outbuildings/garages, occupying a substantial plot of approximately 0.43 acres. The existing properties are in need of complete renovation or could potentially be demolished to facilitate a full redevelopment of the site to provide a number of new houses, subject to consents. Alternatively, the existing properties could be refurbished and additional dwellings built upon the land to the sides and/or rear, again subject to obtaining the necessary planning consents.



LOT 999 - 74 & 76 Poplar Road, Warmley, Bristol, BS30 5JS



FOR SALE BY AUCTION

This property is due to be auctioned on the 24th February 2020 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

VIEWING

By appointment

SUMMARY

A PAIR OF SEMI-DETACHED COTTAGES ON A LARGE PLOT WITH POTENTIAL FOR ADDITIONAL DWELLINGS

DESCRIPTION

The property comprises a level site of approximately 0.43 acres, currently occupied by a pair of semi-detached cottages that are in need of complete renovation. This substantial plot offers excellent scope for redevelopment, either through the retention of the existing cottages and the erection of additional dwellings or through demolition of the existing buildings and the erection of an entirely new-build scheme. Both options would require the necessary planning consents to be obtained.

LOCATION

The properties are situated on Poplar Road on the borders of Warmley and North Common on the eastern fringes of Bristol. This popular residential location provides easy access to Bristol and Bath as well as the A4174 Ring Road.

ACCOMMODATION

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

74 POPLAR ROAD

Comprising 4 reception rooms, a lean to, WC and stores at ground floor level with 4 double bedrooms on the first floor.

76 POPLAR ROAD

Comprising 2 reception rooms, a former kitchen and lean to at ground floor level with 2 double bedrooms on the first floor.

PLANNING

We are not aware of any planning applications that have been submitted for the redevelopment of the site. However, a scheme of 5 - 6 dwellings may be suitable, subject to obtaining the necessary consents. Interested parties should make their own enquiries with the local planning department.

LOCAL AUTHORITY

South Gloucestershire Council.

ACCESS

The properties benefit from road frontage onto Poplar Road with off-street parking to the front of each existing cottage as well as a driveway to the side providing additional parking. We understand there is also an additional right of access over the provide road to the rear, through the new Green Park development to secure gates in the south-west corner of the site.

SOLICITOR

Ms S Lee, Veale Wasbrough Vizards LLP

Tel: 0117 925 2020

Email: slee@vww.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.



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.

