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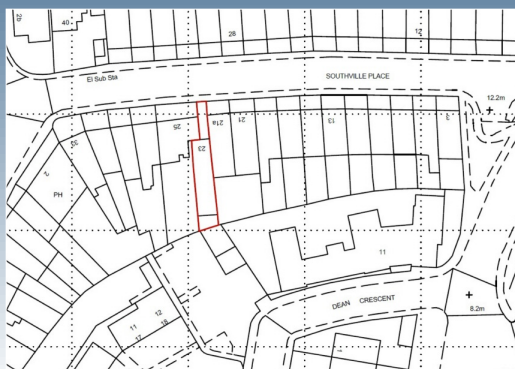


LOT 999 - 23 Southville Place, Southville, Bristol, BS3 1AW

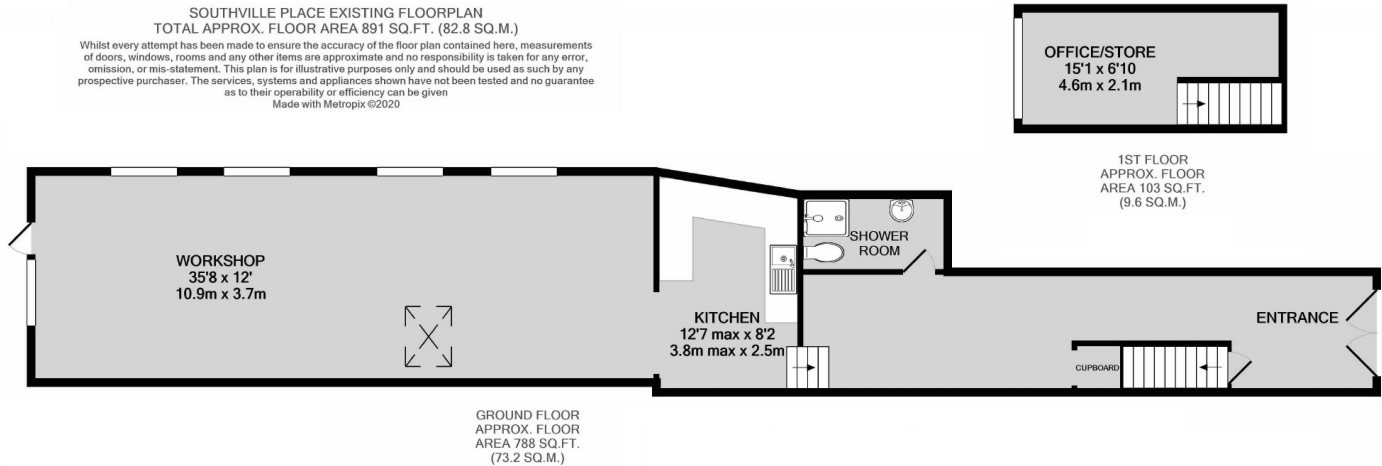
For auction Guide Price £135,000 +

DEVELOPMENT OPPORTUNITY WITH PLANNING GRANTED

A rare opportunity to purchase a former builder's store/workshop with full planning consent granted to create a unique and spacious 2 bedroom dwelling arranged over three storeys. The property is situated in a highly sought after residential location, within close proximity to the city centre. The approved planning consent will facilitate the part-demolition of the existing building, rebuilding of the rear extension and the refurbishment of the property to provide a split-level dwelling with rear garden. An ideal opportunity for developers and self-builders.



LOT 999 - 23 Southville Place, Southville, Bristol, BS3 1AW



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

FORMER WORKSHOP WITH PLANNING GRANTED FOR A UNIQUE 2-BEDROOM DWELLING

DESCRIPTION

A substantial former builder's store/workshop with full planning consent granted for part-conversion/part-new build to provide a truly unique, split-level two bedroom residential dwelling. A fantastic opportunity for developers and self-builders looking to create a one-off residential home in this highly sought after location.

LOCATION

The property is situated on Southville Place off Alpha Road in the popular residential suburb of Southville in South Bristol. Easy access is provided to Bristol city centre and a wide range of local amenities are available on nearby North Street.

ACCOMMODATION

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

EXISTING

A split level former builders store/workshop of approximately 891 sq ft comprising an entrance hall, shower room, kitchen, main workshop with vaulted ceiling and a further office/store at first floor level.

PLANNING

Full planning consent was granted on 1 August 2019 for the demolition of the front and rear sections of the building, rebuild of the rear section and the refurbishment of the property as a dwelling house under application no. 19/01708/F.

PROPOSED DWELLING - 100.4 sq m (1,080 sq ft)

The proposed residential dwelling will comprise a spacious open-plan kitchen/living room at lower ground floor level with doors onto the rear garden. The ground floor will provide the master bedroom with en suite shower room, a utility room and additional shower room with the second bedroom being located on the first floor.

GROSS DEVELOPMENT VALUE (GDV)

We anticipate a GDV in the region of £375,000 for the completed residential dwelling.

LOCAL AUTHORITY

Bristol City Council.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Rating: TBC

SOLICITOR

Mr G Hughes, Barcan + Kirby

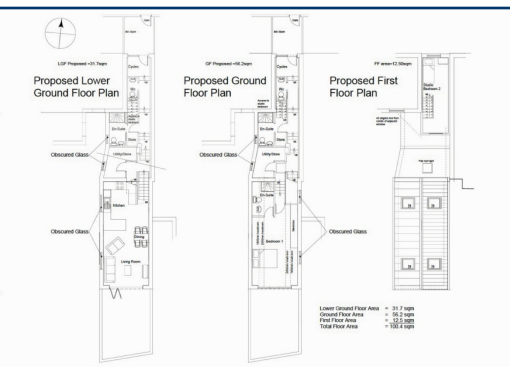
Tel: 0117 970 5967

Email: gareth.hughes@barcankirby.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



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.

