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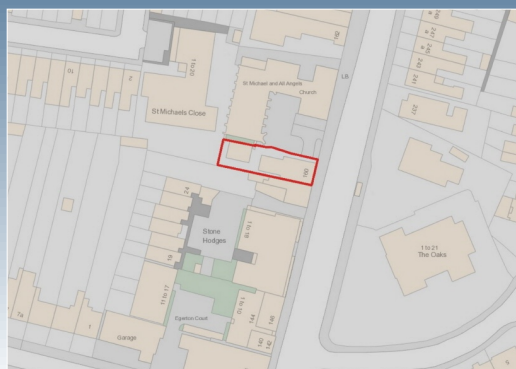


LOT 999 - 160 Gloucester Road, Bishopston, Bristol, BS7 8NT

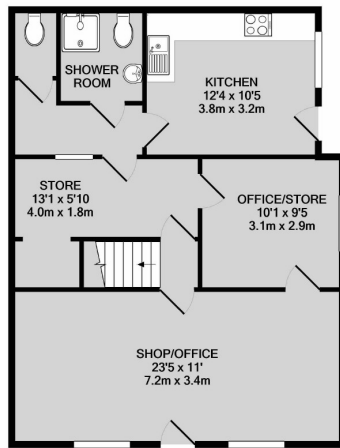
For auction Guide Price £350,000 +

POTENTIAL DEVELOPMENT OPPORTUNITY

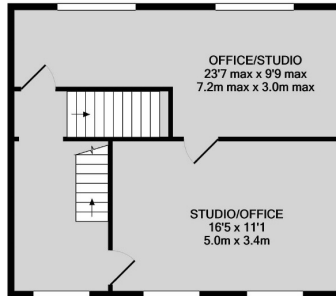
A rare opportunity to purchase an attractive three storey building, situated in a prominent position on Gloucester Road in Bishopston. The property is currently arranged to provide office/studio space and benefits from a sizeable parcel of land to the rear that is currently occupied by two large timber stores. The existing property offers scope for conversion into two large apartments whilst the land to the rear provides potential for further residential development, subject to consents.



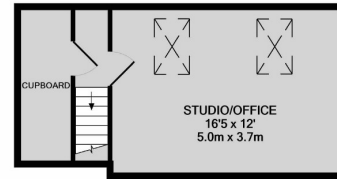
LOT 999 - 160 Gloucester Road, Bishopston, Bristol, BS7 8NT



GROUND FLOOR
APPROX. FLOOR
AREA 706 SQ.FT.
(65.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 479 SQ.FT.
(44.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 270 SQ.FT.
(25.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1455 SQ.FT. (135.1 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2020

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

POTENTIAL DEVELOPMENT OPPORTUNITY - THREE STOREY BUILDING WITH POTENTIAL PLOT TO THE REAR

DESCRIPTION

A semi-detached period building, currently arranged as office/studio space over three floors with additional kitchen and toilet facilities. Externally, the property includes a large rear garden with two large timber stores. The property and site offer potential for residential redevelopment through the conversion of the existing building and possibly the erection of additional dwellings to the rear, subject to obtaining the necessary planning consents.

LOCATION

The property is situated in a prominent position on Gloucester Road in Bishopston, close to the junction with Egerton Road. A wide range of local amenities are available on Gloucester Road and excellent transport links are provided to the city centre.

ACCOMMODATION

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

GROUND FLOOR

Comprising a full width main office to the front, an additional office/store room, internal store, kitchen and toilet/shower facilities.

FIRST FLOOR

Comprising two large offices/studios.

SECOND FLOOR

Comprising a further office/studio and storage cupboard.

DEVELOPMENT POTENTIAL

Although we are not aware of any planning applications for the redevelopment of the site, the property offers scope for conversion of the existing building into two large apartments and the erection of additional dwellings on the land to the rear. All interested parties should make their own enquiries with the local planning department.

LOCAL AUTHORITY

Bristol City Council.

ENERGY PERFORMANCE CERTIFICATE

Rating: TBC

SOLICITORS

Mr T Wrigley, Wrigleys Solicitors

Tel: 0113 204 5743

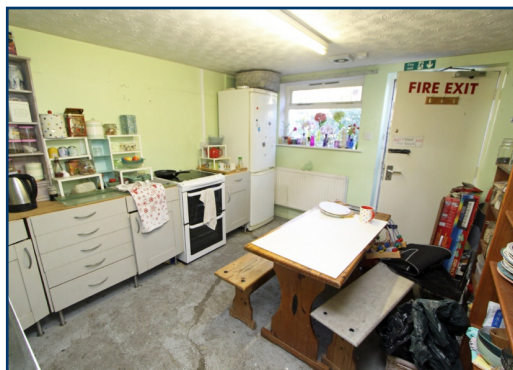
Email: tim.wrigley@wrigleys.co.uk

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. Each property will be offered subject to Reserve



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.

