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Auctions

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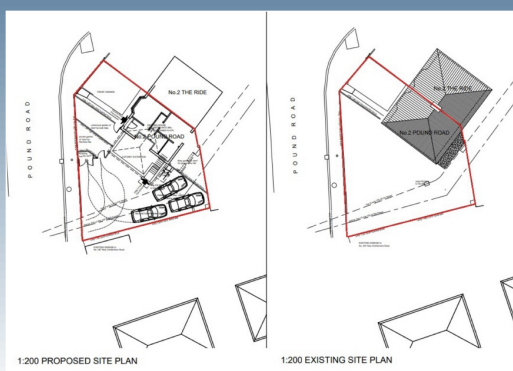
auctioneers



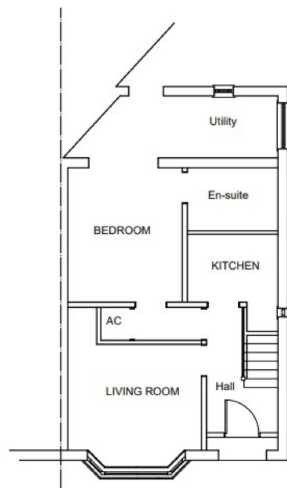
LOT 999 - 2 Pound Road, Kingswood, Bristol, BS15 4RB

For auction Guide Price £220,000 +

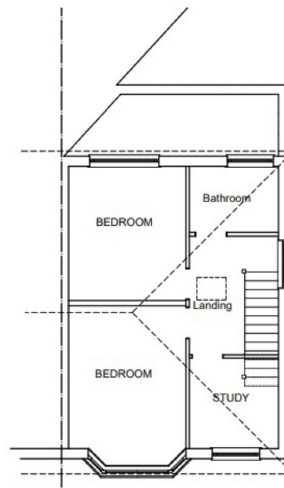
An exciting development opportunity comprising a 3-bedroom semi-detached house occupying a substantial corner plot. Full planning consent has been granted for a two storey side extension to facilitate the conversion of the property into two large 2-bedroom flats with parking and gardens for each. The existing house has been stripped out ready to implement the approved planning consent. The property may also offer potential for alternative schemes such as a new single dwelling to the side (subject to consents) or could be refurbished to create a fine family house.



LOT 999 - 2 Pound Road, Kingswood, Bristol, BS15 4RB



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

FOR SALE BY AUCTION

This property is due to feature in our online auction on 10th December 2020 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWING

By appointment

SUMMARY

SEMI-DETACHED HOUSE ON LARGE CORNER PLOT - PLANNING GRANTED FOR 2 X 2-BEDROOM FLATS

DESCRIPTION

A semi-detached 3 bedroom house in need of renovation, occupying a substantial corner plot in a popular residential location in Kingswood. Full planning consent has been granted for a two storey side extension to facilitate the conversion of the property into two large 2-bedroom flats with parking and gardens for each. There may also be scope for alternative development schemes including the erection of a new house to the side of the existing dwelling, subject to obtaining the necessary planning consents. Alternatively the property could be refurbished/extended to create a fine family home.

LOCATION

The property is situated on the corner of Pound Road and The Ride in Kingswood. Easy access is provided to a wide range of local amenities on Kingswood High Street.

PLANNING

Full planning consent was granted on 17 January 2020 for the erection of a two storey side extension to facilitate conversion of the existing dwelling into 2 flats with parking and associated works under Application No. P19/12139/F.

LOCAL AUTHORITY

South Gloucestershire Council.

ACCOMMODATION

Please refer to floorplan for current internal layout. The property has been stripped out ready for the implementation of the approved planning consent.

GROUND FLOOR

Previously comprising a lounge, dining room, kitchen and utility room.

FIRST FLOOR

Comprising 3 bedrooms and a bathroom.

ENERGY PERFORMANCE CERTIFICATE

Rating: D

SOLICITOR

Star Legal

Tel: 0117 9653 504

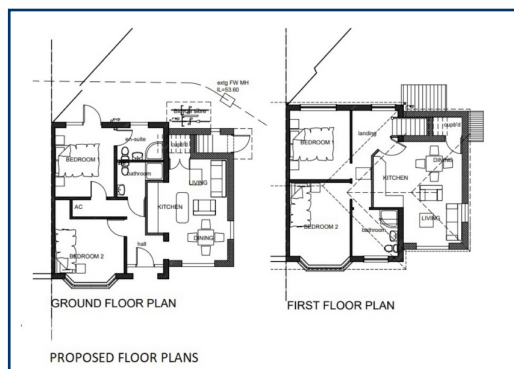
Email:

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 Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.



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 endeavours 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.

