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22 Richmond Hill, Clifton, Bristol BS8 1BA

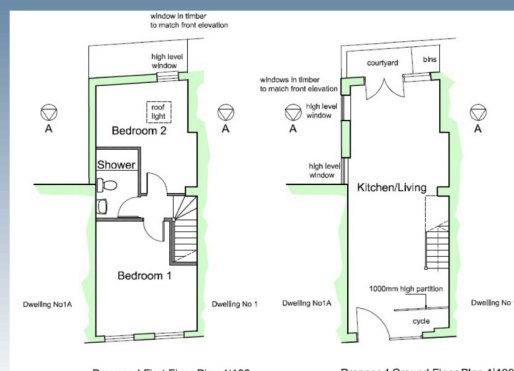


LOT 3 - The Coach House, Pembroke Road, Shirehampton, Bristol, BS11 9SH

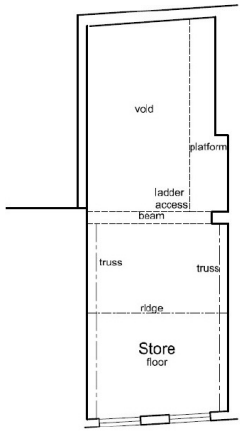
For auction Guide Price £110,000 +

Former two storey coach house situated in a quiet residential location. Planning was granted in 2017 for conversion of the existing vacant building into a two bedroom house with courtyard, which has since lapsed. A new planning application to reinstate the planning consent has been submitted and is currently pending consideration.

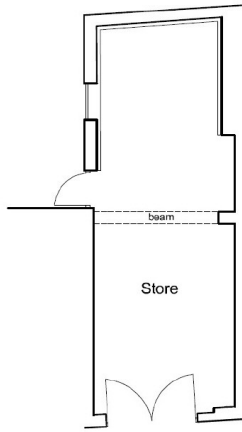
EXTENDED 6 WEEK COMPLETION AVAILABLE



LOT 3 - The Coach House, Pembroke Road, Shirehampton, Bristol,



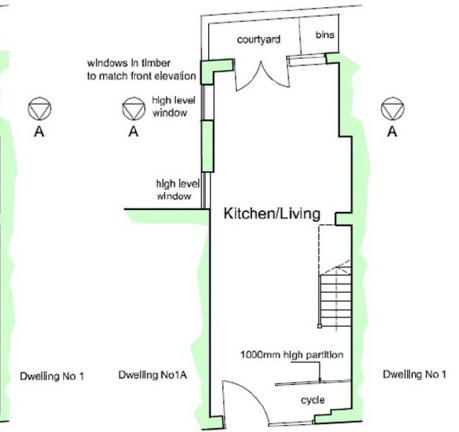
Existing First Floor Plan 1/100



Existing Ground Floor Plan 1/100



Proposed First Floor Plan 1/100



Proposed Ground Floor Plan 1/100

FOR SALE BY AUCTION

This property is due to feature in our online auction on 29th July 2021 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWING

By appointment

SUMMARY

TWO STOREY COACH HOUSE TO CONVERT INTO 2 BEDROOM DWELLING

DESCRIPTION

Two storey former coach house situated in a quiet residential road in Shirehampton. The property has lapsed planning from 2017 for conversion into a 2 bedroom house with courtyard. There is currently a planning application pending to reinstate this planning approval.
6 WEEK COMPLETION AVAILABLE

LOCATION

Situated on Pembroke Road which is off Station Road in Shirehampton. The property is conveniently situated for a wide range of shops and amenities in Shirehampton High Street.

ACCOMMODATION

The property is currently arranged as an open plan coach house/workshop with a mezzanine level.

PLANNING

Full planning was granted in 2017 under application no 17/04468/F for conversion of the coach house into a two storey dwelling with open plan living space, 2 bedrooms and a bathroom on the first floor. Plus access to a rear courtyard.

LOCAL AUTHORITY

Bristol City Council

NOTES

Please note that the property is referred to as 'Garage Premises on the South West side of Pembroke Road, Shirehampton, Bristol, BS11 9SH' in the Land Registry documents.

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

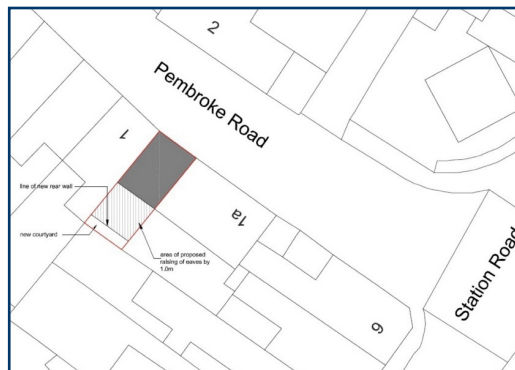
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a cheque/bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of



Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
Bristol, BS8 1BA

Estate Agents & lettings

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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.

