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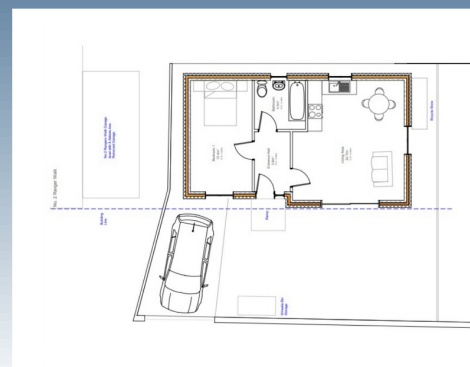
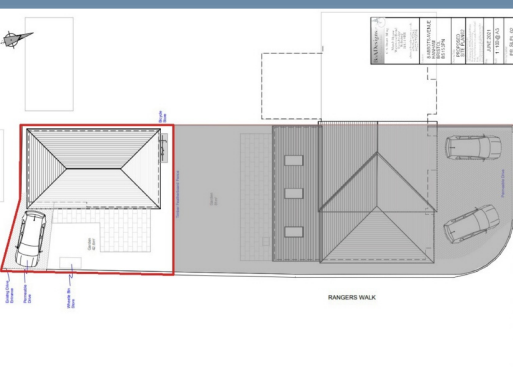
22 Richmond Hill, Clifton, Bristol BS8 1BA



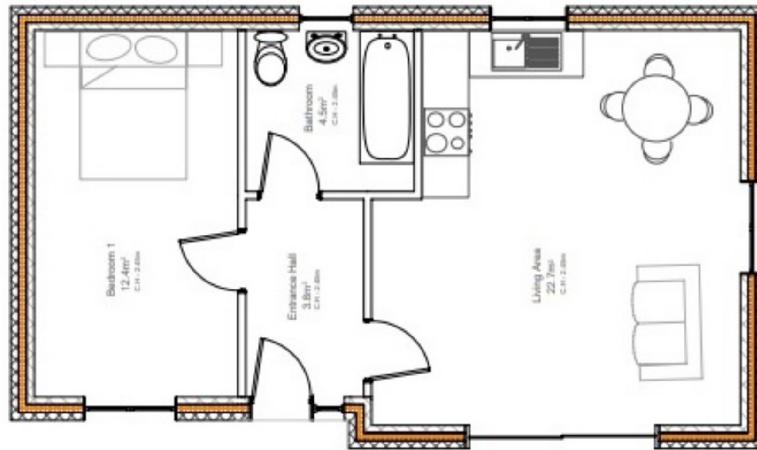
LOT 19 - Land Rear Of, 8 Abbots Avenue, Hanham, Bristol, BS15 3PN

For auction Guide Price £65,000 to £75,000 +

GUIDE PRICE £65,000-£75,000. A level building plot with full planning consent granted for the erection of a detached one-bedroom bungalow with parking and garden. The site is situated in a popular residential location in Hanham, within close proximity to a wide range of local amenities. An ideal opportunity for builders, developers and self-builders.



LOT 19 - Land Rear Of, 8 Abbots Avenue, Hanham, Bristol, BS15 3PN



Proposed Floor Plan

FOR SALE BY AUCTION

This land is due to feature in our online auction on 9th December 2021 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWING

By appointment

SUMMARY

BUILDING PLOT WITH PLANNING GRANTED FOR A DETACHED BUNGALOW

DESCRIPTION

A level building plot previously forming part of the rear garden to 8 Abbots Avenue and occupied by a detached single garage. Full planning consent has been granted for the demolition of the existing garage and the erection of a new detached one-bedroom bungalow with off-street parking and garden. A superb opportunity for builders and developers in an area where bungalows are in high demand.

LOCATION

The site is situated to the rear of 8 Abbots Avenue fronting Rangers Walk in Hanham. Easy access is provided to a wide range of local amenities on Hanham High Street and excellent transport links are available to the motorway network.

PROPOSED BUNGALOW - 51 SQ M (549 SQ FT)

The proposed bungalow will comprise of an entrance hall, open-plan kitchen/living room, a double bedroom and bathroom. Externally, the property will benefit from an off-street parking space and a garden to the front.

GROSS DEVELOPMENT VALUE (GDV)

We would anticipate a resale value for the proposed bungalow in the region of £250,000.

PLANNING

Full planning consent was granted for the demolition of the existing garage and the erection of a single storey dwelling and associated works on 5th July 2021 under application no. P21/00484/F.

LOCAL AUTHORITY

South Gloucestershire Council.

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

60 Northumbria Drive, Henleaze
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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.

