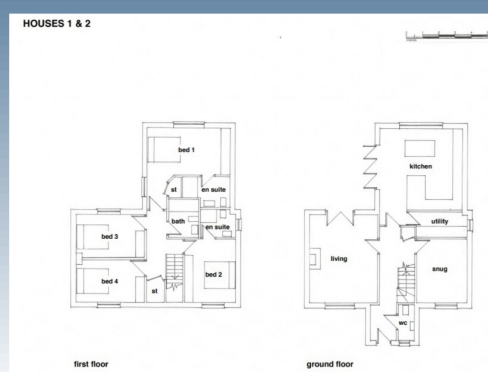


LOT 9 - Land Adjoining Ringtail Cottage, Butt Lane, Thornbury, Bristol, BS35 1RA

For auction Guide Price £575,000 +

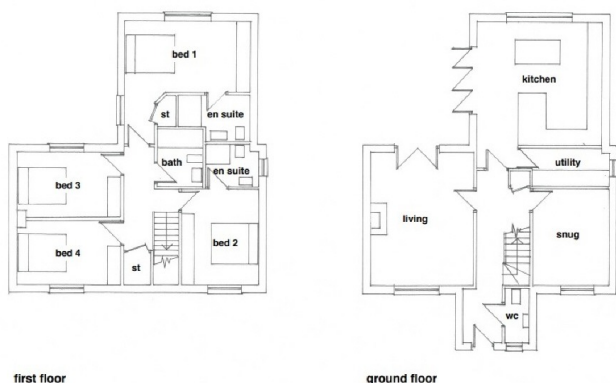
PLANNING GRANTED FOR 3 DETACHED HOUSES

A level development site of approximately 0.38 acres with full planning consent granted for the erection of three substantial detached houses with double garages, parking and gardens (2 x 4-bedroom houses and 1 x 5-bedroom house). The site is situated in a delightful semi-rural location in Thornbury and offers developers and builders the opportunity to create an exclusive development of three impressive family dwellings. Easy access is provided to a wide range of local amenities in the centre of Thornbury.

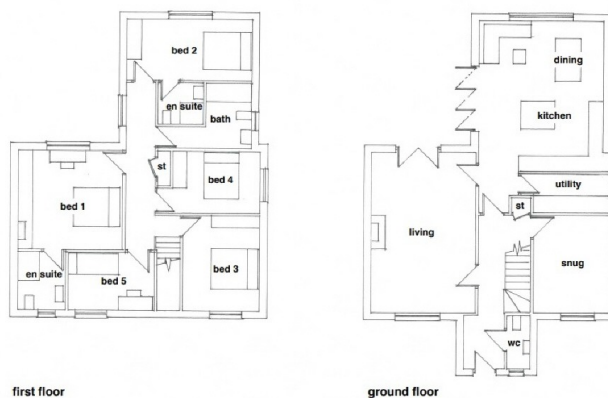


LOT 9 - Land Adjoining Ringtail Cottage, Butt Lane, Thornbury, Bristol,

HOUSES 1 & 2



HOUSE 3



FOR SALE BY AUCTION

This property is due to feature in our online auction on 8th February 2022 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWING

By appointment

SUMMARY

8 FEBRUARY AUCTION - DEVELOPMENT SITE WITH PLANNING FOR 3 DETACHED HOUSES

DESCRIPTION

A level parcel of land measuring approximately 0.38 acres, previously forming part of the garden to the adjoining property, Ringtail Cottage. Full planning consent has been granted for the erection of three large detached houses (2 x 4-bedroom houses and 1 x 5-bedroom house), all with detached double garages and good-sized gardens. An ideal opportunity for builders and developers.

LOCATION

The site is situated adjacent to Ringtail Cottage on Butt Lane in Thornbury, a popular market town in South Gloucestershire, approximately 12 miles north of Bristol. A wide range of local amenities are available on Thornbury High Street and excellent transport links are provided to Bristol and the motorway network via the A38.

PROPOSED HOUSES

The proposed houses have been tastefully designed to create an exclusive development of detached family dwellings. Houses 1 & 2 will comprise of an entrance hall, living room, snug, an open-plan kitchen/diner (with tri-fold doors onto the rear garden) and a utility room on the ground floor with 4 double bedrooms (two with en-suites) and a family bathroom on the first floor. House 3 will comprise of a similar ground floor layout (slightly larger) with 5 bedrooms (two with en-suites) and a family bathroom on the first floor.

SCHEDULE OF ACCOMMODATION

HOUSE 1: 167 sq m (1,797 sq ft)

HOUSE 2: 167 sq m (1,797 sq ft)

HOUSE 3: 186 sq m (2,001 sq ft)

GROSS DEVELOPMENT VALUE (GDV)

We would anticipate a GDV in the region of £1,925,000 (4-beds @ £625,000 and 5-bed @ £675,000).

PLANNING

Application No.

P21/02980/F.

Description of Development

Erection of 3 no. Dwellings with associated works.

Decision Date

1st October 2021.

LOCAL AUTHORITY

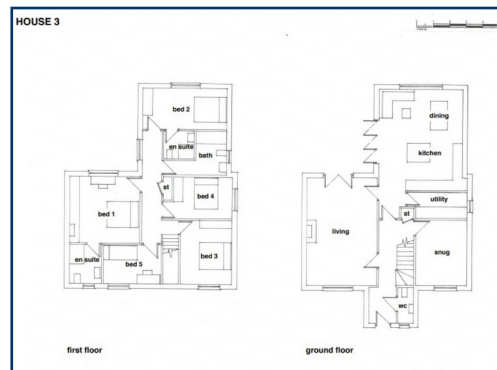
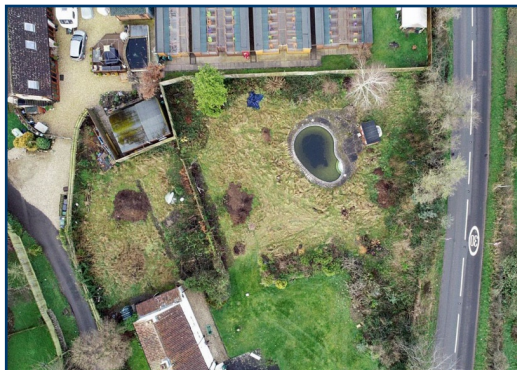
South Gloucestershire Council.

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,200 plus VAT (£1,440 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

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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.

