



DEVELOPMENT SITE AT 34 CAMBRIDGE CRESCENT
WESTBURY-ON-TRYM, BRISTOL, BS9 3QG



ASKING PRICE £475,000

FREEHOLD DEVELOPMENT SITE - PLANNING CONSENT FOR REDEVELOPMENT

A modern office building with full planning consent granted for the redevelopment of the property to provide 2 x 3-bedroom houses and a new three storey office building. In addition, the property benefits from an enclosed car park on the opposite side of Cambridge Crescent providing parking for 4-5 cars. A superb opportunity for developers to create an exclusive development in this highly sought after and convenient location.

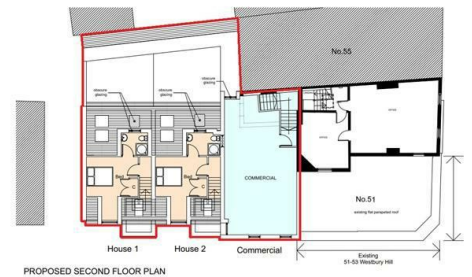
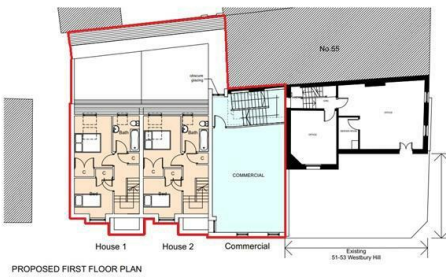
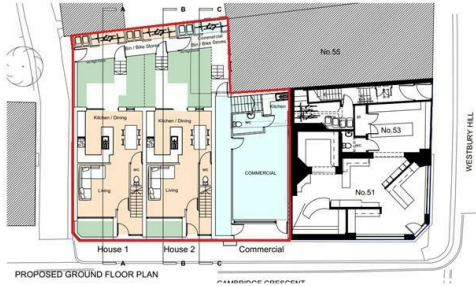
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DESCRIPTION

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LOCATION

The property is situated on the corner of Westbury Hill and Cambridge Crescent in the heart of Westbury-on-Trym. Other notable occupiers in the vicinity include Costa, Barclays Bank and Tesco Express.

GROSS DEVELOPMENT VALUE (GDV)

We would anticipate a GDV in the region of £1,350,000 based upon the approved planning scheme:

House 1: £500,000

House 2: £500,000

Offices: £350,000

There may also be potential to submit a revised scheme for 3 houses or 2 houses and a ground floor office with maisonette above, which is likely to increase the GDV to circa £1,500,000.

PROPOSED ACCOMMODATION

House 1 (three-bedroom townhouse): 97.6 m² (1,051 Sq ft)

House 2 (three-bedroom townhouse): 98.3 m² (1,059 Sq ft)

Offices (three storey office building): 146.8 Sq m (1,582 Sq ft)

PLANNING

Full planning consent was granted on 2 February 2022 for the redevelopment of site/property to provide two dwellings (2 x 3-bedroom houses) and a three storey office building under Application No. 20/05326/F.

LOCAL AUTHORITY

Bristol City Council.

TENURE

The property is for sale on a freehold basis with vacant possession.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The CIL has been calculated at £13,923.25.

ENERGY PERFORMANCE CERTIFICATE

Rating: E

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

VIEWINGS

Strictly by appointment with Maggs & Allen - 0117 973 4940.



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