



# MAGGS & ALLEN

KINGSWOOD STUDIOS  
LODGE ROAD  
KINGSWOOD, BRISTOL, BS15 1TA

**Asking Price £850,000**

- Partially completed development of 12 apartments
- Potential rental income in excess of £130,000 PA
- GDV of circa £1,800,000
- Conveniently located for Kingswood High Street
- Superb opportunity for builders and developers



Auction & Commercial  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



## DESCRIPTION

A superb opportunity to complete the conversion of a substantial former warehouse premises into 12 self-contained apartments (2 x one-bedroom apartments and 10 x studio apartments). The new facade to the building, roof, internal walls and windows have been installed and the project now requires completing in order to create a superb development of apartments. With a potential rental income for the completed building in excess of £130,000 per annum and a GDV of circa £1,800,000, this is an ideal opportunity for builders and developers.

## LOCATION

The property is located to the rear of 424 Soundwell Road with access from Lodge Road in Kingswood. Easy access is provided to a wide range of local amenities on Kingswood High Street and Cossham Hospital. With the A420, Ring Rd and Bath Road nearby, access to Bristol City Centre (4 Miles) and Bath (12.5 miles) is highly convenient and ideal for commuters.

## SCHEDULE OF ACCOMMODATION

- APARTMENT 1: Ground floor one-bedroom apartment - 50.5 m<sup>2</sup>
- APARTMENT 2: Ground floor studio apartment - 43.7 m<sup>2</sup>
- APARTMENT 3: Ground floor studio apartment - 45.1 m<sup>2</sup>
- APARTMENT 4: Ground floor studio apartment - 35.7 m<sup>2</sup>
- APARTMENT 5: Ground floor studio apartment - 37.7 m<sup>2</sup>
- APARTMENT 6: Ground floor studio apartment - 43.4 m<sup>2</sup>
- APARTMENT 7: First floor one-bedroom apartment - 50.5 m<sup>2</sup>
- APARTMENT 8: First floor studio apartment - 41.9 m<sup>2</sup>
- APARTMENT 9: First floor studio apartment - 52.4 m<sup>2</sup>
- APARTMENT 10: First floor studio apartment - 33.6 m<sup>2</sup>
- APARTMENT 11: First floor studio apartment - 35.5 m<sup>2</sup>
- APARTMENT 12: First floor studio apartment - 43.4 m<sup>2</sup>

## PLANNING

Prior Approval was granted on 30 September 2020 for the conversion of the former warehouse under Application No. 20/03490/COU.

## RESALE & RENTAL VALUES

We anticipate a potential rental income for the finished development in the region of £130,000 per annum and a GDV of circa £1,800,000.

## SERVICES/UTILITIES

We understand from our clients that a 3-phase electricity supply has been installed in the pavement on Lodge Road ready for connection along the access lane to the property. The water supply has not yet been connected but a quote of £5,276.40 was previously obtained.

## TENURE

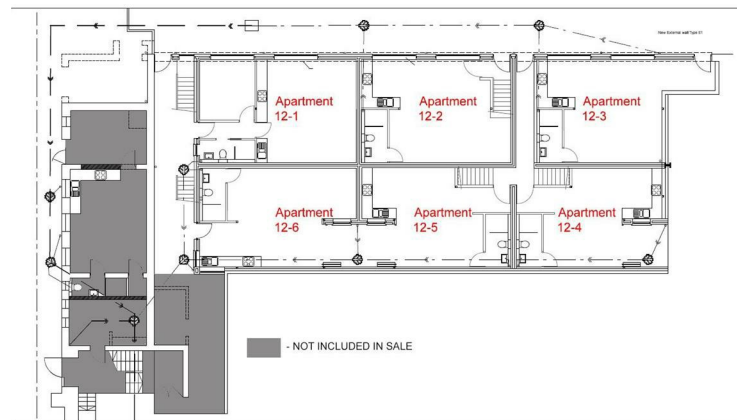
The property is for sale on a freehold basis.

## LOCAL AUTHORITY

Bristol City Council.

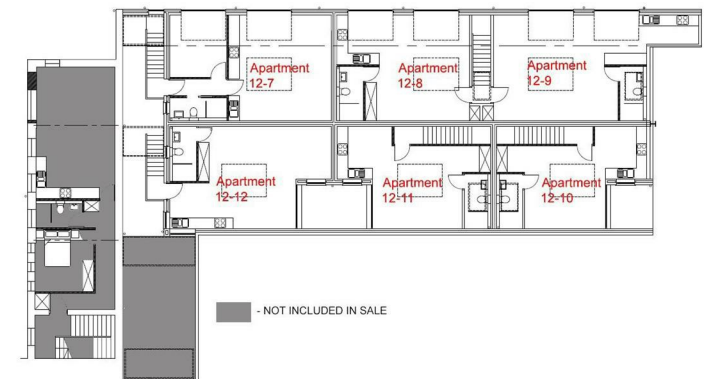
## VIEWINGS

Strictly by appointment with Maggs & Allen.



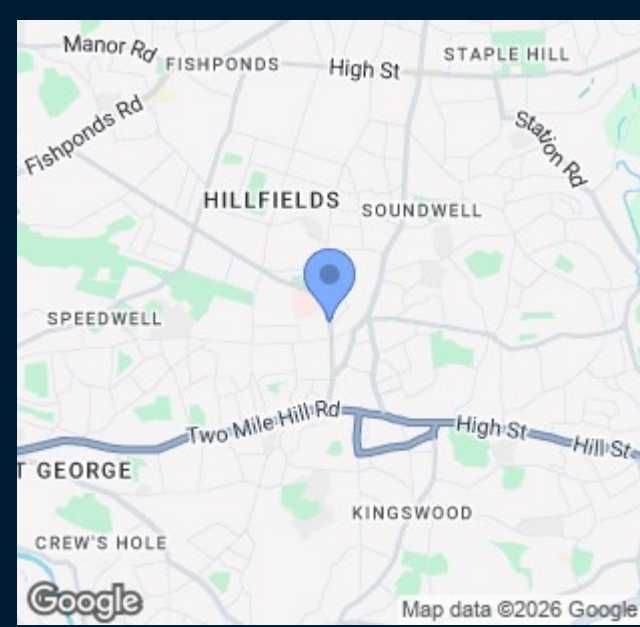
Key plans for accommodation schedule  
Ground Floor Plan GF-01

AH ARCHITECTURE		Building Regulation Drawings	
Project Name	Unit 7 Lodge Road Bristol BS15 1TA	Drawn By	AH
Project No	1100 @ A3	Checked By	AH
Date	16/09/2022	Scale	A1

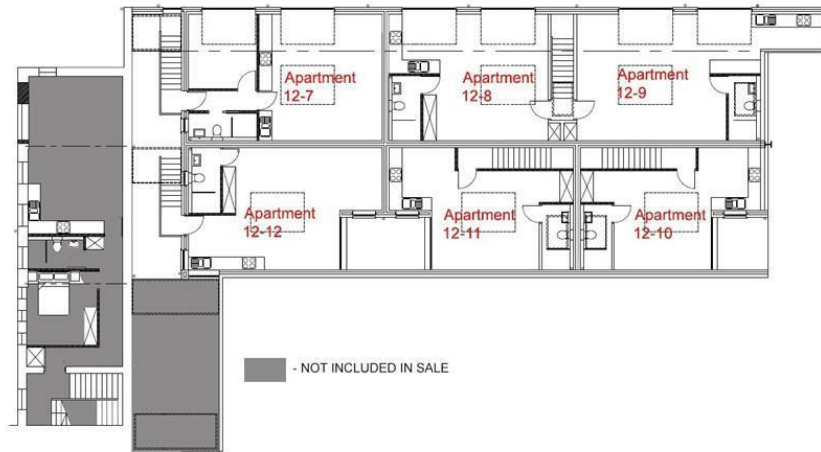


Key plans for accommodation schedule  
First Floor Plan FF-01

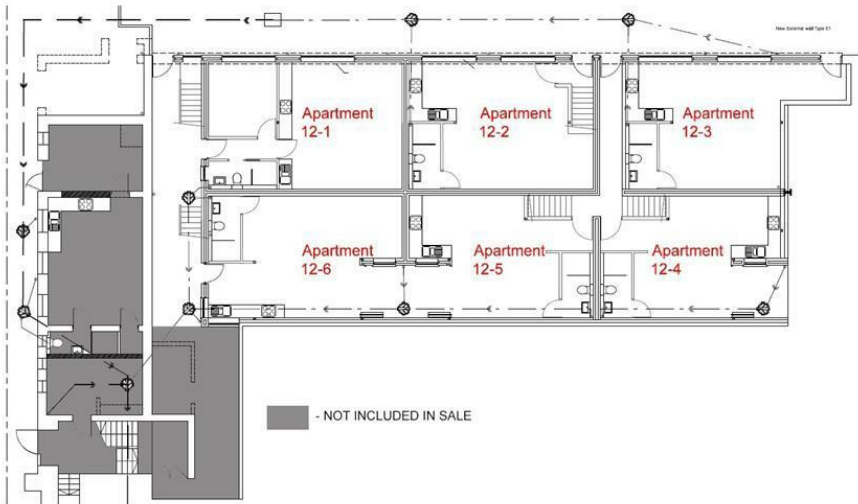
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Key plans for accomodation schedule  
First Floor Plan FF-01



Key plans for accomodation schedule  
Ground Floor Plan GF-01



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