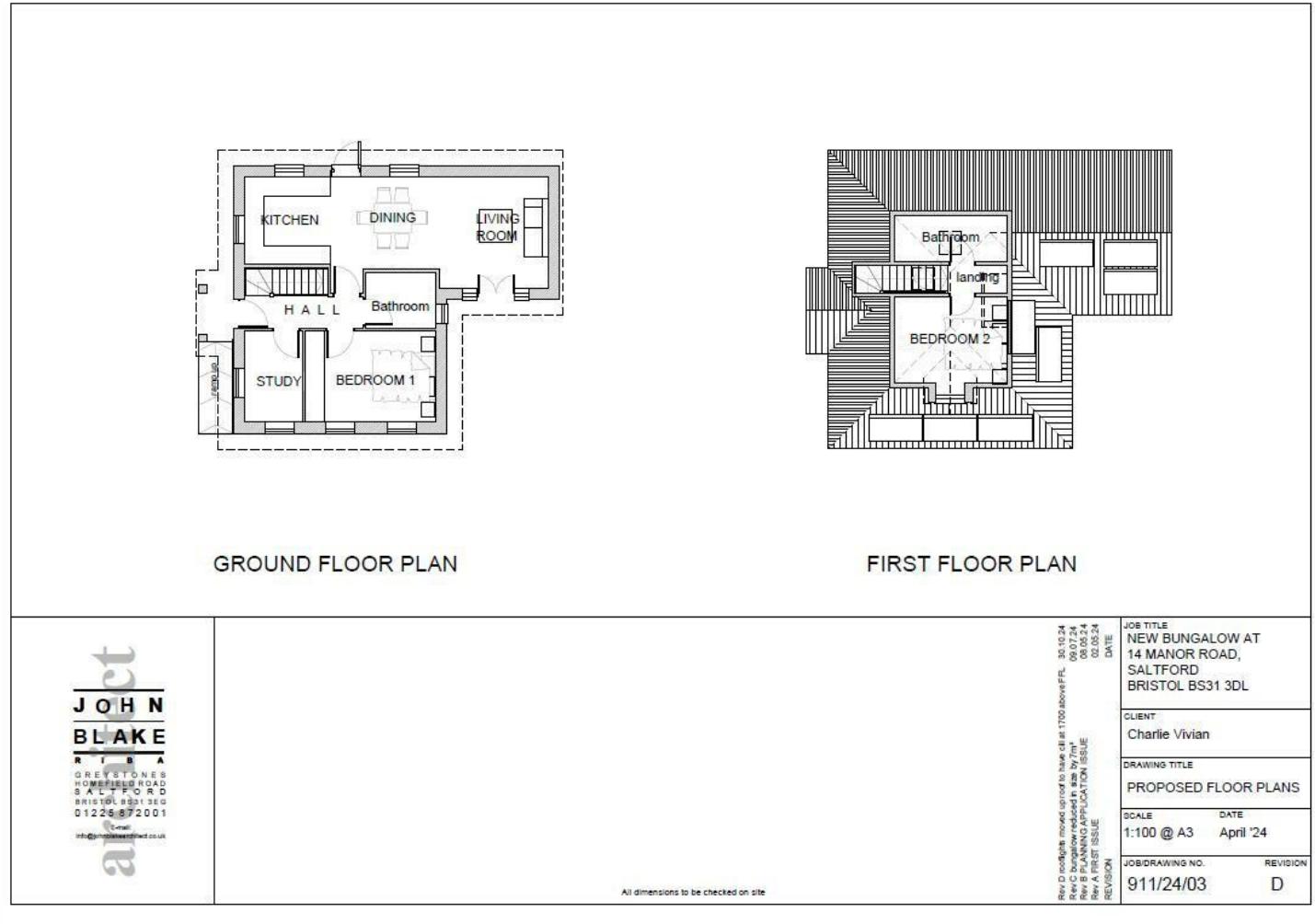


Building Plot Claverton Road, Saltford, Bristol, BS31 3DP



Price Guide £200,000

A freehold building plot with planning consent for a single dwelling

- Rare chance to purchase a single building plot
- Sought after location within the village of Saltford
- Planning consent granted subject to conditions
- Planning for 2 bedroom detached dormer bungalow
- Garden and parking
- Ideal for self builders or developers
- Established residential location.

Building Plot Claverton Road, Saltford, Bristol, BS31 3DP

An incredibly rare opportunity for purchase a single level building plot in a desirable location in the village of Saltford, away from main road traffic yet with easy access to the village centre with its range of amenities and excellent transport links to Bristol & Bath.

The planning consent is for a versatile detached dormer bungalow comprising

Ground floor : Entrance hall, open plan living room, dining space and kitchen, bedroom, bathroom and study.

First Floor : Bedroom and bathroom.

Outside: Gardens and parking.

The plot originally formed part of the mature garden of a neighbouring property and lies in an established residential setting. The approximate overall measurements of the land is 22m x 12.2m.

PLANNING

Planning consent was granted by BANES on 21st November 2024 under reference 24/01826/FUL. Interested parties should note the consent is subject to conditions. Full details are available on the council web site or a copy of the consent is available from the agent's Saltford office.

TENURE

We understand the land is freehold but presently unregistered.

SERVICES

Mains services are understood to be available in Claverton Road, although the suitability of these services and the practicality of their connection is at the buyers risk.

ACCESS

The sellers have permission for a dropped kerb to access the property from Claverton Road .

VIEWING

At present the only access to the plot is from 14 Manor Road. All viewing is to be strictly by appointment with the selling agents please

