

estate agents **auctioneers**



WOODSTOCK
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56 Franklyn Street, St Pauls, Bristol, BS2 9LD

£400,000

A Large double fronted period home with granted planning to upgrade existing property or construct bungalow in garden,

- Period Home
- Double Fronted Plot
- Larger than average rear garden
- Flexible Accomodation
- Planning Granted for extension/ additional dwelling

The Property

A Freehold period property located in the corner of this quiet residential location with accommodation (1575 Sq Ft) arranged over two floors having been used as offices for many years and a large outbuilding having also been used as storage / builder yard. Sold with vacant possession.

Location

Franklyn Street is ideally positioned for access to Cabot Circus with its comprehensive range of high quality stores and individual shops literally across the road, and Bristol Bus Station, Bristol University, and the Bristol Royal Infirmary only a short walk away. The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot's Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

The Opportunity

DEVELOPMENT COMBO | HMO & PLOT

The property is now offered with vacant possession and planning for two distinct schemes.

EXISTING DWELLING | 5 BED HOUSE

Planning has been granted for change of use and conversion of the existing dwelling to a 5 bedroom house with kitchen, reception room, bathroom and shower room.

There is scope for a 5 bed HMO subject to consents.

The HMO has scope for an income of £675 pcm per room | £40,500 pa

PLOT | BUNGALOW

The large outbuilding to the rear has planning to demolish and erect a stylish 3 bedroom, 2 bathroom bungalow style property (approx. 845 Sq Ft) with parking and garden.

We understand the value of the completed bungalow is in the region of £375,000 - £400,000

ALTERNATIVE SCHEME | FAMILY HOME

Interested parties may also look to convert and extend the existing dwelling into a large family home with parking and garden. Subject to consents

PLANNING GRANTED - 5 BED HOUSE

Reference 22/01601/COU

Alternative Reference

Application Received Tue 29 Mar 2022

Application Validated Tue 29 Mar 2022

Address 56 & 56A Franklyn Street Bristol BS2 9LD

Proposal Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3).

Status Decided

Decision Prior Approval GIVEN

Decision Issued Date Wed 18 May 2022

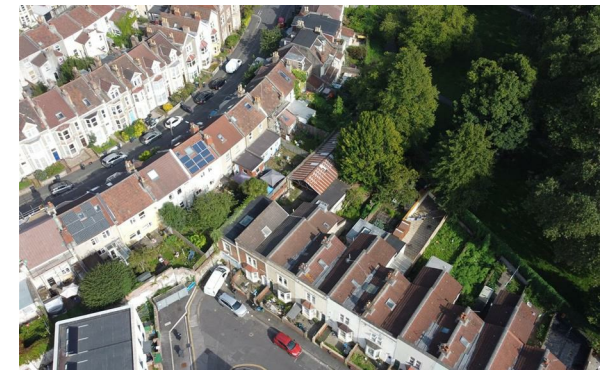
Appeal Status Unknown

Appeal Decision

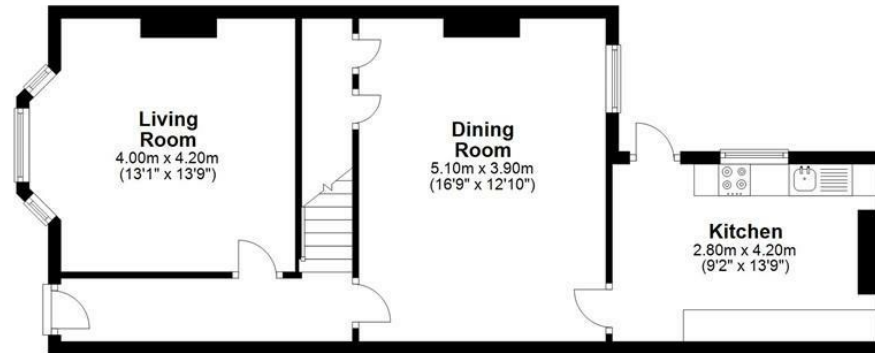
Further Information

Please Note

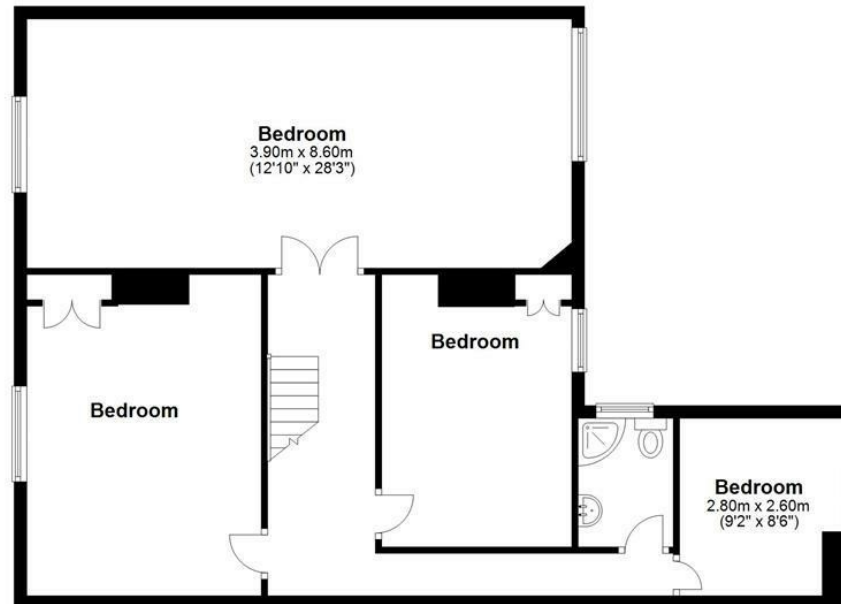
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Ground Floor



First Floor



Total area: approx. 146.4 sq. metres (1575.4 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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