



**1 Townsend, Cooks Hill, Clutton, Bristol, BS39 5RD**

**Guide Price £550,000**

Hollis Morgan – A Freehold DEVELOPMENT COMBO ( 0.57a ) comprising semi detached 4 BED HOUSE FOR UPDATING and adjacent BUILDING PLOT with PLANNING GRANTED to erect 2 x DETACHED HOUSES



# 1 Townsend, Cooks Hill, Clutton, Bristol, BS39 5RD

## THE PROPERTY

ADDRESS | 1 Townsend, Cooks Hill, Clutton, Bristol BS39 5RD

A Freehold semi detached house occupying an elevated and spacious 0.57 acre plot. The property has a stunning semi rural outlook and is accessed via a walled driveway off the main road with flexible accommodation ( 1860 Sq Ft ) on the ground floor and 4 bedrooms on the first floor. There is a large garage / workshop and off street parking with generous mature gardens to 3 aspects and outbuildings.

Please note the access to the original house is shared with the adjoining property | New Builds have new independent access from Furnleaze.

Sold with vacant possession.

Tenure - Freehold  
Council Tax - Band D  
EPC - F

## THE OPPORTUNITY

FREEHOLD | DEVELOPMENT COMBO

The lot comprises a semi detached 4 bedroom house and a building plot with planning granted.

### HOUSE FOR UPDATING

The property has been a much loved family home for many years and would now benefit from updating with scope to create a fine 4 bedroom home with flexible accommodation.

Please note that the planning requires partial demolition of the adjoining garage which offers the potential for a rear extension ( stp )

Planning has been granted ( PP-13319793 ) to erect a detached 1 bedroom annexe in the rear garden.

### BUILDING PLOT | 2 X DETACHED

Planning has been granted ( PP-13512677 ) to erect a scheme of 2 x 4 Bed Detached family homes with accommodation of 1500 Sq Ft arranged over 2 floors with independent access approached via Furnleaze.

### PROPOSED SCHEDULE OF ACCOMODATION

Ground Floor - Entrance Hall | WC | Open Plan Kitchen / Diner | Utility | Reception Room

First Floor - Bedroom 1 | En Suite | Bedroom 2 | Bedroom 3 | Bedroom 4 | Family Bathroom

Outside - Garage | Parking | Gardens,

## PLANNING - 2 X NEW BUILDS

Address of Proposal - 1 Townsend , Cooks Hill, Clutton, Bristol, Bath And North East Somerset, BS39 5RD

Proposal - Demolition of Existing Garage and Shed. Construction of 2no new dwellings with parking and associated works on land adjacent to 1 Townsend.

Type of Application - Outline Application

Status - Application Permitted

Parish - Clutton

Decision - PERMIT

Decision Type - Delegated

Planning Portal Reference Number - PP-13512677

## PLANNING - ANNEXE

Address of Proposal - 1 Townsend , Cooks Hill, Clutton, Bristol, Bath And North East Somerset, BS39 5RD

Proposal - Erection of one storey, detached annex.

Type of Application - Full Application

Status - Application Permitted

Parish - Clutton

Decision - PERMIT

Planning Portal Reference Number - PP-13319793

## GDV SCHEDULE

Main House and one bedroom annexe £525,000

2 X New build 4 bedroom detached houses £525,000 each

Total £1,575,000

For further information on GDV and sales advice please contact the Hollis Morgan New Homes Team.

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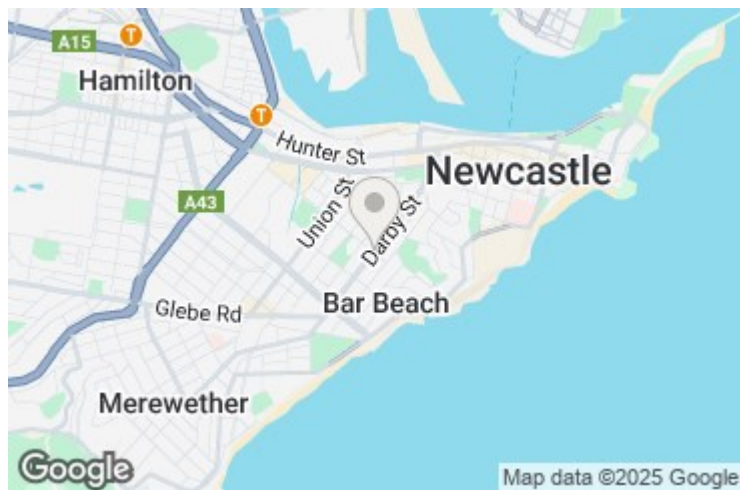
## LOCATION

Clutton is surrounded by beautiful farmland and countryside - it has beautiful walks and the very pretty Greyfield Woods. Clutton is a thriving community, with a great Primary School with secondary schooling at nearby Somervale, Norton Hill and Chew Valley schools. The village has several pubs including the very popular Railway Inn and the Hunter's Rest. The village is perfectly placed for commuting to both Bristol and Bath with a regular bus service to Bristol and railway stations at Bristol Temple Meads and Bath Spa with trains to London and links to the national rail network. Access to both the M4 and M5 are within a reasonable distance and Bristol International Airport has flights to Europe and connections to the rest of the World.

## PROPERTY DETAILS DISCLAIMER

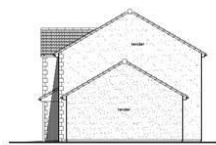
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. 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. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

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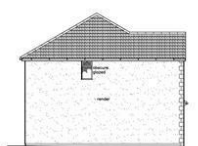
proposed front elevation 1:100



proposed side elevation



proposed rear elevation



proposed side elevation



proposed ground floor plan 1:100

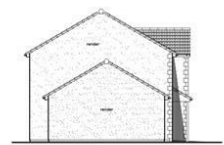


proposed first floor plan 1:100

## PLOT 1



proposed front elevation 1:100



proposed side elevation



proposed rear elevation



proposed side elevation



proposed ground floor plan 1:100



proposed first floor plan 1:100

## PLOT 2