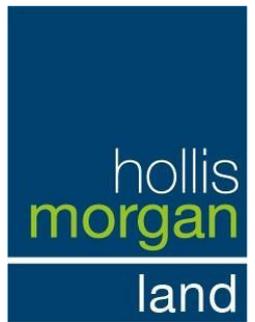


# Residential Development Land Sales



**Development Site @, 102 Fir Tree Lane, St George, Bristol, BS5 8BJ**

**Guide Price £380,000**

Hollis Morgan – A Freehold DEVELOPMENT SITE ( 0.27 acres ) with PLANNING IN PRINCIPLE for a scheme of 2 x HOUSES along plus MODERNISATION OF EXISTING DETACHED DWELLING ( 1201 Sq Ft )

# Development Site @, 102 Fir Tree Lane, St George, Bristol, BS5 8BJ

## THE PROPERTY

ADDRESS | Development Site @ 102 Fir Tree Lane, St George, Bristol, BS5 8BJ

A Freehold detached 3 bedroom property with accommodation ( 1201 Sq Ft ) arranged over two floor occupying an elevated mature plot of circa 0.27 acres in this sought after location. Sold with vacant possession.

Tenure - Freehold  
Council Tax - D  
EPC - G

## THE OPPORTUNITY

DETACHED HOUSE | MODERNISATION

The 3 bedroom detached property has been vacant for many years but now requires modernisation. Please refer to independent rental appraisal.

## PLANNING IN PRINCIPLE | 2 X HOUSES

Planning in Principle ( 24/02105/PIP ) has been granted for 2 x new build houses in the plot adjacent to the existing dwelling.

## LAPSED PLANNING | 5 X HOUSES

The now expired historic consent granted planning ( 19/04073/F ) for 5 x dwellings, including 3 x new builds and conversion of the existing property into 2 dwellings.

## PROPOSED SCHEDULE OF DEVELOPMENT

UNIT 1 - New Build | Semi Detached | 3 Bedroom house – 84 Sq M

UNIT 2 - New Build | Semi Detached | 3 Bedroom house – 84 Sq M

Existing Dwelling in Need of Refurbishment - 111.6 Sq M

## GDV - HOLLIS MORGAN NEW HOMES

The Hollis Morgan New Homes team have provided a GDV appraisal which can be downloaded in the legal pack.

If you want to discuss the site or alternative schemes in further detail please contact Dan Harris & Calum Melhuish from the Hollis Morgan New Homes team.

## PERMISSION IN PRINCIPLE

Reference 24/02105/PIP  
Application Received Wed 29 May 2024  
Address 102 Fir Tree Lane Bristol BS5 8BJ  
Proposal Application for Permission in Principle for the construction of 2no. 3 bedroom dwellings.  
Status Decided  
Decision GRANTED  
Decision Issued Date Fri 04 Oct 2024

## LAPSED PLANNING

Reference 19/04073/F  
Alternative Reference PP-08083346  
Application Received Tue 20 Aug 2019  
Application Validated Tue 20 Aug 2019  
Address 102 Fir Tree Lane Bristol BS5 8BJ  
Proposal Proposed conversion and extension of existing house to form 2no. dwellings and construction of 3 no dwellings with

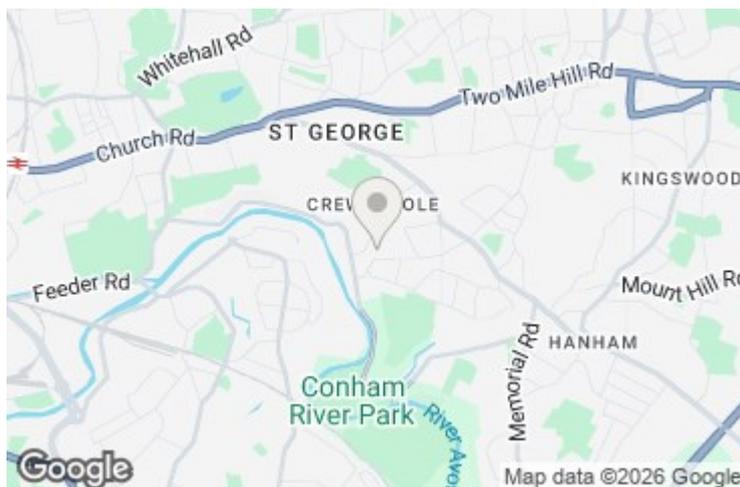
associated hard and soft landscaping.  
Status Decided  
Decision GRANTED subject to condition(s)  
Decision Issued Date Fri 05 Jun 2020  
Appeal Status Unknown

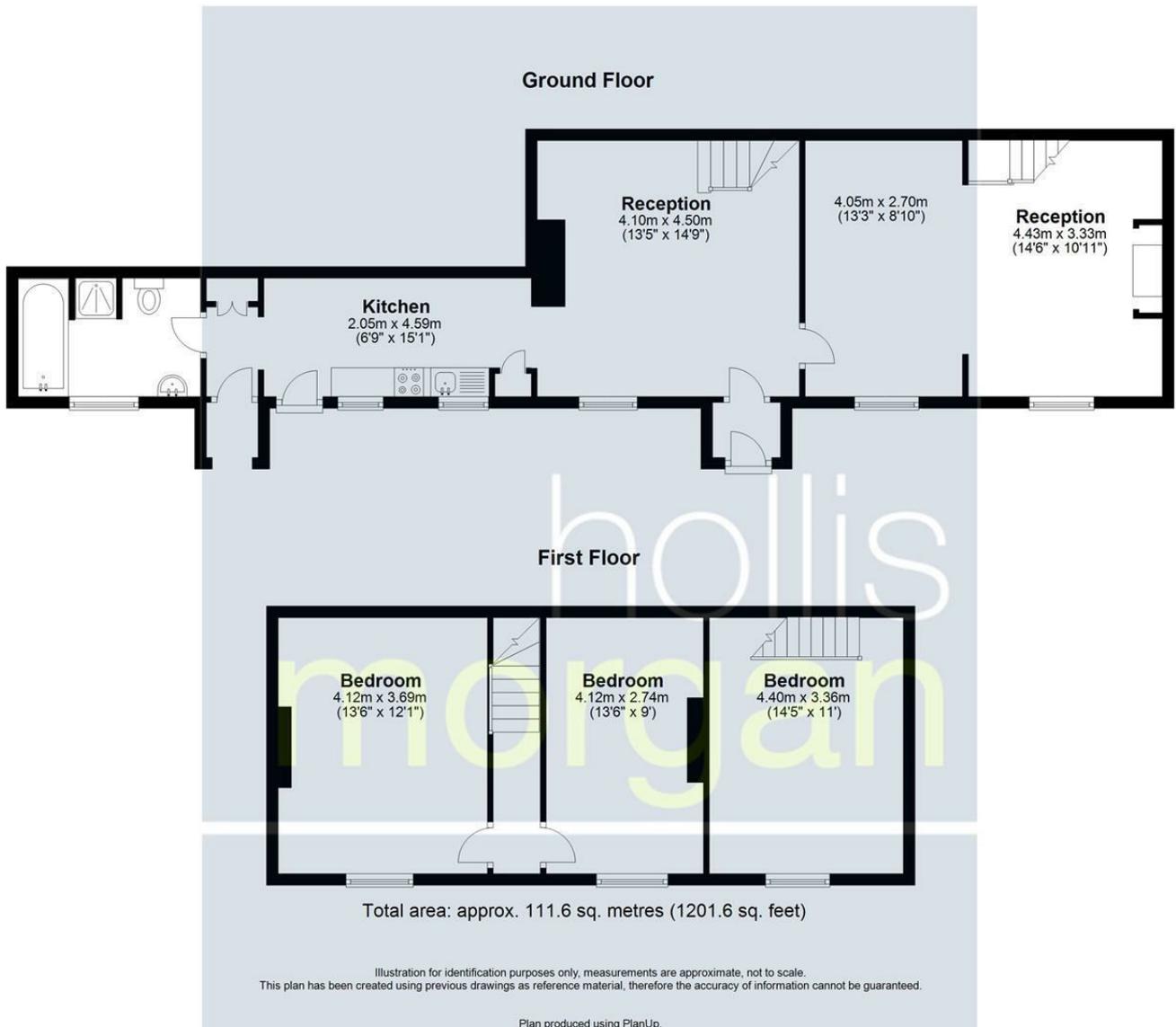
## PLANNING INFORMATION

Full details of the proposed scheme and drawings can be downloaded with the online legal pack.

## 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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