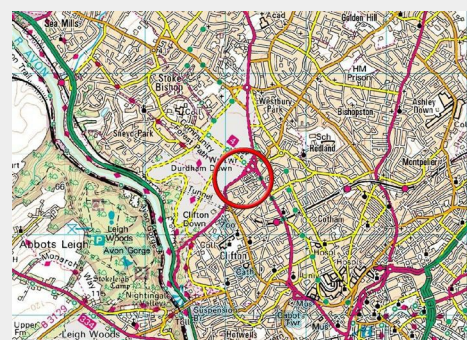
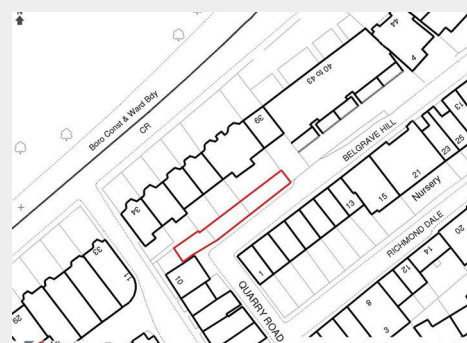


Land with Planning, Belgrave Hill, Clifton, Bristol, BS8 2UA

Sold Prior £145,000



- For Sale By Public Auction
- All Saints Church, Clifton, BS8 2HY
- Legal packs via our website
- Wednesday 8th June 2016
- A
- JUNE 2016
- QUIRKY PARCEL OF LAND
- PRIME LOCATION
- PLANNING GRANTED
- 2 X 2 BED HOUSES

Hollis Morgan JUNE AUCTION LOT NUMBER 15 - A rare parcel of land in the heart of Clifton within walking distance of Whiteladies Road and Durdham Downs with PLANNING GRANTED to erect 2 x 2 BED HOUSES *** GDV £800k + ***

Land with Planning, Belgrave Hill, Clifton, Bristol, BS8 2UA

Accommodation

FOR SALE BY AUCTION

*** SOLD PRIOR TO AUCTION ***

LOT NUMBER 15

Wednesday 8th June 2016

All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY

Legal packs will be available for inspection from 18:00.

The sale will begin promptly at 19:00

THE LAND

A rare leasehold parcel of land on Belgrave Hill.

LOCATON

The land is located in a highly sought after prime area of the City within walking distance of the amenities on Whiteladies Road and also Durham Downs.

THE OPPORTUNITY

Planning has been granted to erect 2 x 2 bedroom houses.

There may be scope (subject to gaining the necessary consents) for alternative schemes such as a single dwelling or higher density student accommodation.

We suggest the GDV for this scheme is in the region of £800,000.

Please refer to on line legal pack for build cost and profit analysis. provided by our client.

PLANNING INFORMATION

Reference: 14/02366/F

Alternative Reference: PP-03175703

Application Received: 19 May 2014

Address: Land On North Side Of Belgrave Hill Bristol

Proposal: Proposed development of 2 no. Use Class C3 dwellings with associated external works.

Status: GRANTED subject to condition(s)

Decision issued date - 14th November 2014

PLANS AND DRAWINGS

All plans and drawings can be downloaded with the online legal pack.

BUYER'S PREMIUM

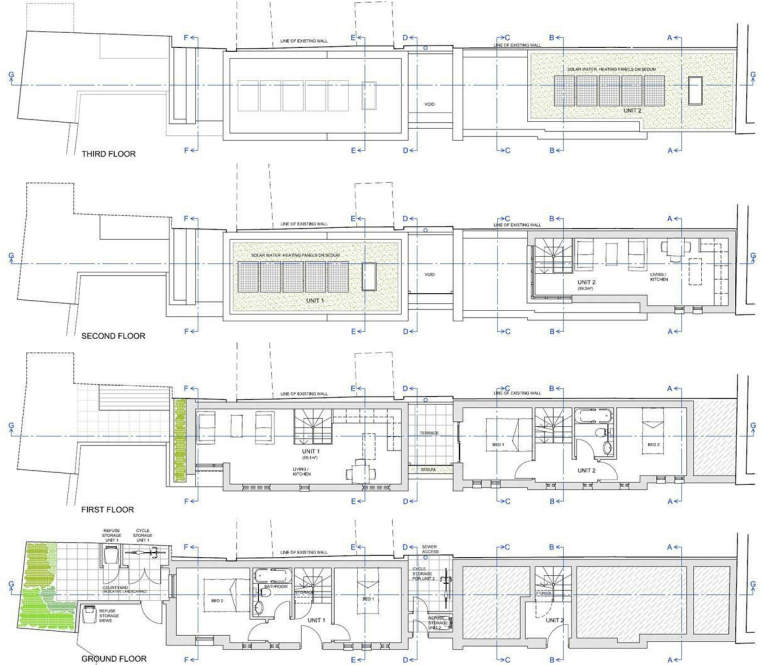
Please be aware all purchasers are subject to a £750 + VAT buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction.

The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Floor plan



EPC Chart

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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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Hollis Morgan Property Limited, registered in England, registered 7275716.

Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Auction 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.

Please refer to our website for further details.