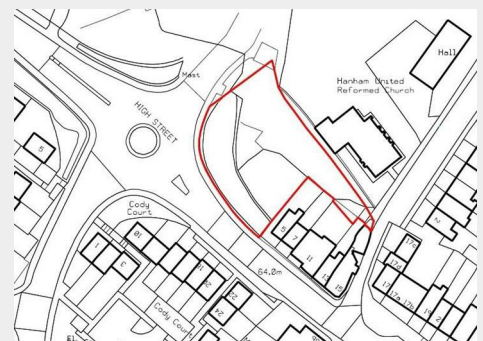


# Development Site @ Tabernacle Road, Hanham, Bristol, BS15

Auction Guide Price +++ £375,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17TH APRIL 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ APRIL AUCTION
- FREEHOLD DEVELOPMENT SITE
- PLANNING GRANTED | GDV £2,225,000
- 5 HOUSES | 4 X SEMI & 1 X DETACHED
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE AUCTION – A Freehold DEVELOPMENT SITE ( 0.37 Acres ) with PLANNING GRANTED to erect a scheme of 5 X CONTEMPORARY HOUSES with GARDENS and PARKING with GDV of £2,225,000

# Development Site @ Tabernacle Road, Hanham, Bristol, BS15 8DU

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ AUCTION \*\*\*

ADDRESS | Development Site @ Tabernacle Road, Hanham, Bristol BS15 8DU

Lot Number 32

The Live Online Auction is on Wednesday 17th April 2024 @ 17:30  
Registration Deadline is on Monday 15th April 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer. Registration is a simple online process - please visit the Hollis Morgan auction website and click "REGISTER TO BID"

### THE LAND

An enclosed Freehold parcel of land ( 0.37 Acres ) located just moments from Hanham High Street.

### THE OPPORTUNITY

DEVELOPMENT SITE | PLANNING GRANTED | GDV £2,225,000

Planning has been granted to erect a scheme of 5 contemporary houses. We are informed the planning is now implemented as drainage works have been started and building control have inspect etc - please refer to legal pack.

We understand section 106 payment of £7,000 has been paid. We also understand the CIL payment of £72,000 is payable.

GDV | HOLLIS MORGAN NEW HOMES

The Hollis Morgan new homes team have appraised the site and suggest a GDV of £2,225,000

Please contact Calum Melhuish for a full breakdown of the GDV and to discuss any further or download via the online legal pack.

Please refer online legal pack for breakdown or contact Calum Melhuish - 0117 973 6565

### PROPOSED SCHEDULE OF DEVELOPMENT

#### 4 x 3 Bedroom Semi Detached Houses

Semi-detached houses of 112 sq m each and comprising of a spacious, open-plan kitchen/living/dining space and cloakroom on the lower ground floor. The upper ground floor will comprise of three spacious double bedrooms (master with en-suite) and a family bathroom.

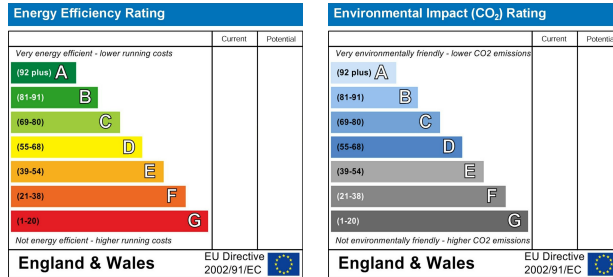
#### 1 x 3 Bedroom Detached House

A detached house of 113 sq m comprising of a spacious, open-plan kitchen/living/dining space and cloakroom on the lower ground floor. The upper ground floor will comprise of three spacious double bedrooms (master with en-suite) and a family bathroom.

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

**hollis  
morgan**

Tel: 0117 973 6565  
Email: post@hollismorgan.co.uk  
www.hollismorgan.co.uk

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.