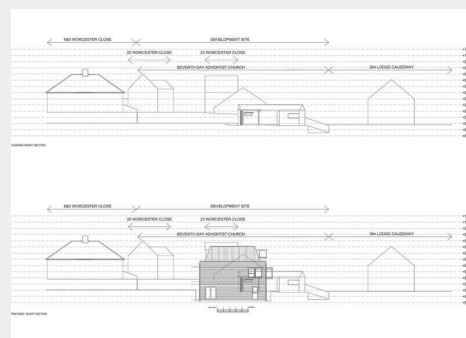
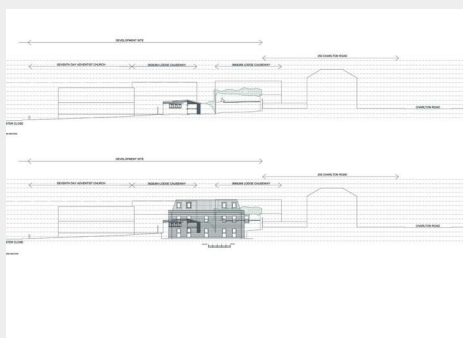
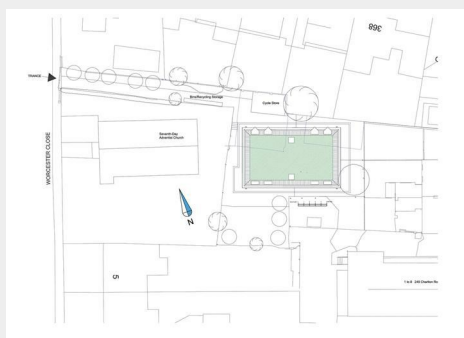


# Land to Rear of 253, Charlton Road, Kingswood, Bristol, BS15

Sold @ Auction £145,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH OCTOBER 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ OCTOBER LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT SITE
- SCOPE FOR BLOCK OF FLATS stc
- PROPOSED - 4 x 2 BEDS | 2 x 1 BEDS
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION – A Freehold DEVELOPMENT SITE with scope for a BLOCK OF 6 X FLATS subject to consents.

# Land to Rear of 253, Charlton Road, Kingswood, Bristol, BS15 1LT

## Accommodation

**FOR SALE BY LIVE ONLINE AUCTION**  
\*\*\* SOLD @ OCTOBER LIVE ONLINE AUCTION \*\*\*

GUIDE £145,000  
SOLD PRIOR @ £145,000

ADDRESS | Land to Rear of 253, Charlton Road, Kingswood, Bristol, BS15 1LT

Lot Number 46

The Live Online Auction is on Wednesday 16th October 2024 @ 17:30  
Registration Deadline is on Monday 14th October 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 PROPERTY

A level Freehold parcel of land to the rear of 253 Charlton Road with vehicular access from Worcester Close.  
Sold with vacant possession.

Tenure - Freehold

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

RESIDENTIAL DEVELOPMENT | BLOCK OF FLATS (stc )

The vendors have provided a proposed scheme for a residential development of a block of flats.  
Please note the scheme is indicative only.

Proposed Schedule of Development

Flat 1 - 2 Bed | Ground Floor | 721 Sq Ft  
Flat 2 - 2 Bed | Ground Floor | 721 Sq Ft  
Flat 3 - 2 Bed | First Floor | 721 Sq Ft  
Flat 4 - 2 Bed | First Floor | 721 Sq Ft  
Flat 5 - 1 Bed | Top Floor | 546 Sq Ft  
Flat 6 - 1 Bed | Top Floor | 546 Sq Ft

We understand no planning has been previously sought - interested parties to make their own investigations.  
Subject to gaining the necessary consents.

### GDV | HOLLIS MORGAN NEW HOMES

Calum Melhuish has appraised the site GDV on behalf of Hollis Morgan New Homes

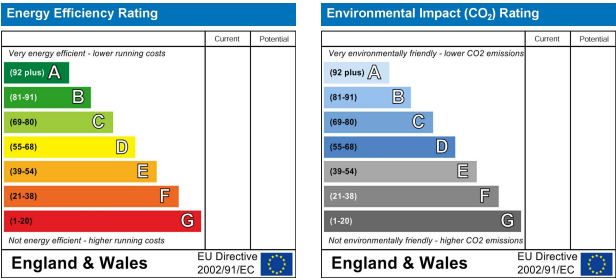
£225,000 x 4 ( 2 bed flats )  
£175,000 x 2 ( 1 bed flats )  
GDV £1,250,000

Please contact us for further information.

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

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.