

## Development Site @, The Quadrangle, Westerleigh, South

Auction Guide Price +++ £150,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23RD APRIL 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- APRIL LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT SITE
- RESI PLANNING GRANTED
- 4 X 1 BED FLATS WITH PARKING & GARDEN / BALCONY
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A Freehold DEVELOPMENT SITE ( 0.18a ) with PLANNING to erect a scheme of 4 X 1 BED FLATS with PARKING and BALCONY / GARDENS.

# Development Site @, The Quadrangle, Westerleigh, South Gloucestershire, BS37 8QL

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Development Site @ The Quadrangle, Westerleigh, South Gloucestershire, BS37 8QL

Lot Number 7

The Live Online Auction is on Wednesday 23rd April 2025 @ 17:30  
Registration Deadline is on Monday 21st April 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose 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”

### PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

### THE LAND

A Freehold parcel of land ( 0.18 Acres ) occupying a prominent corner plot in this sought after Village,  
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

RESI PLANNING GRANTED

Planning has been granted to erect a block of 4 x 1 bedroom apartments with parking and access to gardens or first floor balcony.

### PROPOSED SCHEDULE OF DEVELOPMENT

Unit 1 - Ground Floor | 598 Sq Ft

Unit 2 - Ground Floor | 598 Sq Ft

Unit 3 - First Floor | 598 Sq Ft

Unit 4 - First Floor | 598 Sq Ft

Open Plan Kitchen / Diner / Living Space | Bedroom | Bathroom | Garden / Balcony | Parking Space

### ALTERNATIVE SCHEME

There is scope for alternative schemes such as a single dwelling or pair of semi detached houses.

Subject to gaining the necessary consents.

## Floor plan



## EPC Chart

9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

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## Auction Property Details Disclaimer

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Please refer to our website for further details.