

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

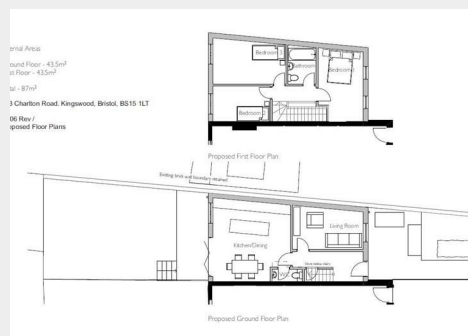
Sold @ Auction £90,000



Proposed Front/South-East Elevation



Proposed Rear/North-West Elevation



- 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 BUILDING PLOT
- PLANNING GRANTED
- 3 BED HOUSE | 936 SQ FT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION – A Freehold BUILDING PLOT with PLANNING GRANTED to erect a 3 BEDROOM HOUSE ( 936 Sq Ft ) with PARKING and GARDEN.

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

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ OCTOBER LIVE ONLINE AUCTION \*\*\*

GUIDE £95,000  
SOLD PRIOR @ £90,000

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

Lot Number 45

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 LAND

A level Freehold parcel of land to the side of 253 Charlton Road. 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

PLANNING GRANTED | 3 BED HOUSE

Planning has been granted to erect a 3 bedroom end of terrace house with accommodation (936 Sq Ft.) arranged over two floors with parking and garden.

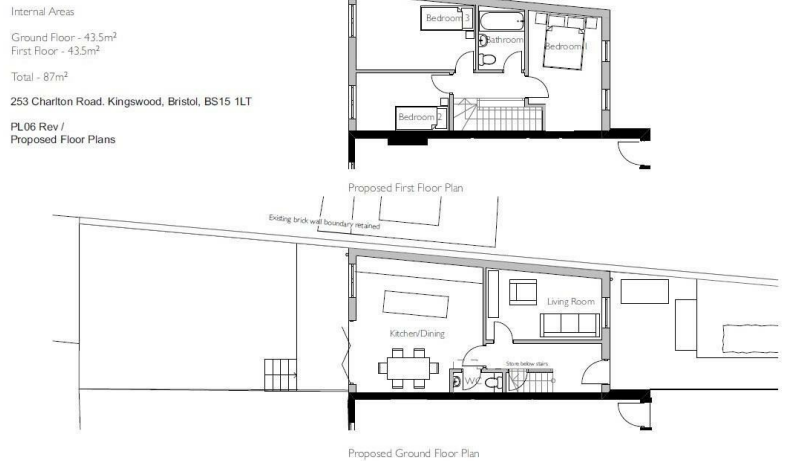
We understand the completed dwelling will have a resale value in the region of £400,000

24/01676/F | Erection of one new dwelling with associated garden, bin store and cycle storage, Resubmission of 23/02961/F (C3) | 253 Charlton Road St George Bristol BS15 1LT

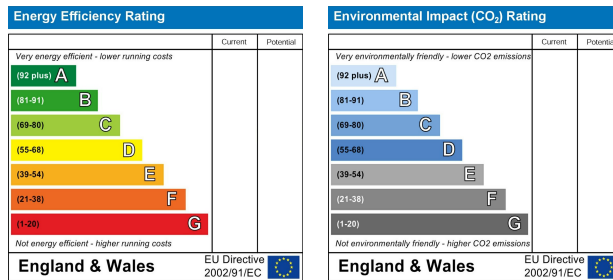
### LOCATION

Located on the corner of Charlton Road at the Southern End of Lodge Causeway with its wide range of amenities which leads into Fishponds and the City. Fishponds is a popular and thriving neighbourhood located in the eastern outskirts of Bristol, offering a diverse range of housing options to suit all types of buyers. With a mix of period properties and modern developments, Fishponds has a unique character and charm that appeals to many. The area is well-known for its strong community spirit, with plenty of local events and activities throughout the year. The bustling High Street is a major draw, with an array of independent shops, cafes, and restaurants offering an eclectic mix of cuisines and cultures. From artisan bakeries and coffee shops to vintage clothing stores and gift shops, Fishponds has something for everyone. For those who require easy access to the city center, Fishponds is well-connected, with regular buses and a nearby train station providing excellent transport links. It's also just a short distance from the University of the West of England (UWE), making it a popular choice for students. Families with children will appreciate the range of good schools in the area, including Fishponds Church of England Academy and Bristol Metropolitan Academy. For those who enjoy spending time outdoors, Fishponds also has several green spaces, including Fishponds Park.

## Floor plan



## EPC Chart



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## 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.