

## Development Site to Rear of, 29-31 Orchard Road, Kingswood, Sold @ Auction £425,000



- \*\*\* BEST & FINAL OFFERS \*\*\*
- 17TH DECEMBER @ 16:00
- EMAIL OFFERS TO [OLLY@HOLLISMORGAN.CO.UK](mailto:OLLY@HOLLISMORGAN.CO.UK)
- VIEWINGS BY APPT
- DOWNLOAD ONLINE LEGAL PACKS
- NOVEMBER 2019
- PLANNING GRANTED
- RESIDENTIAL SCHEME
- FAMILY HOMES / TOWN HOUSES
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan NOVEMBER AUCTION - A prime FREEHOLD DEVELOPMENT SITE with PLANNING GRANTED for a scheme of FAMILY HOMES in this sought after location.

# Development Site to Rear of, 29-31 Orchard Road, Kingswood, Bristol, BS15 9TH

## Accommodation

### FOR SALE BY AUCTION

Wednesday 27th November 2019  
 All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY  
 Legal Pack Room and Registration will be open from 18:15  
 The sale will begin promptly at 19:00

### THE LAND

A Freehold parcel of land spanning the rear gardens of the two bungalows at 29 and 31 Orchard Road with vehicular access between the 2 properties. Sold with vacant possession.

### LOCATION

Orchard Road is located just off the busy Kingswood High Street which offers a variety of local amenities and services including independent retailers, convenience stores, cafes, bars and restaurants. Bristol City Centre is approximately 6 miles away.

### THE OPPORTUNITY

The vendors have owned the property at 31 Orchard Road for a number of years and have opted to split and sell the rear of the plot. Independent access has been granted via a new lane running betwixt 29 and 31 Orchard Road. Planning was then sought and subsequently granted on the rear section of 31 Orchard Road for a residential scheme. The vendors have since acquired the land to the rear of 29 Orchard Road but have not sought any planning on this section of the land. On offer is the land to the rear of BOTH 29 and 31 Orchard Road with a vehicular access from Orchard Road.

### PLANNING GRANTED - RESIDENTIAL DEVELOPMENT

Land to the Rear of 31 Orchard Road. Planning has been granted to erect a terraced scheme of 3 bedroom houses ( 990 Sq Ft ) with balconies, gardens and parking in this idyllic position set well back from the road. We understand the completed properties will have a resale value in the region of £325,000

### FURTHER DEVELOPMENT

Land to the rear of 29 Orchard Road. Whilst no planning has been sought we understand there is strong scope to increase the density of the scheme for a similar development of 2 additional dwellings on the adjacent land ( Rear of 29 Orchard Road )

### TOTAL POTENTIAL GDV

5 X £325,000  
 £1.625M

### ALTERNATIVE SCHEME

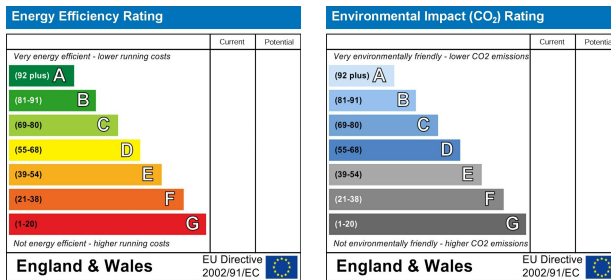
There may be scope to create an amended scheme of detached or semi detached units.

\*\*\* All subject to gaining the necessary consents \*\*\*

## Floor plan



## EPC Chart



9 Waterloo Street  
 Clifton  
 Bristol  
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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.