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0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

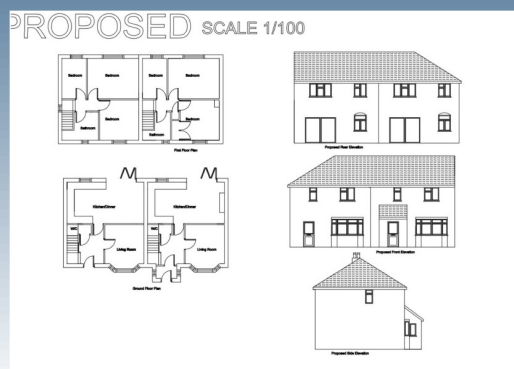


LOT 999 - 23 Rannoch Road, Filton Park, Bristol, BS7 0SA

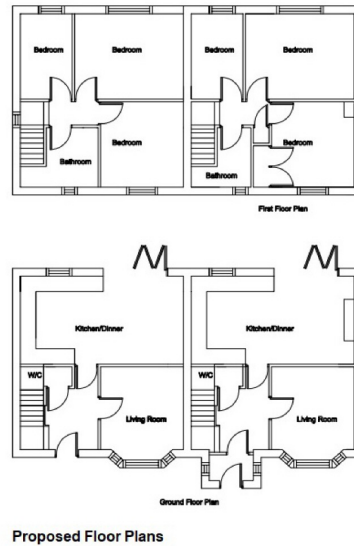
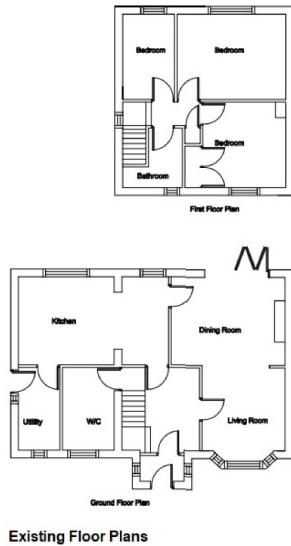
For auction Guide Price £395,000 +

HOUSE & BUILDING PLOT

An exciting development opportunity comprising an existing 3-bedroom semi-detached house in need of modernisation occupying a substantial corner plot. Full planning consent has been granted for the demolition of the existing single storey side extension and the erection of a new 3-bedroom house to be attached to the existing property. Each house will benefit from two two allocated parking spaces and gardens. Situated in the incredibly popular residential area of Filton Park, easy access is provided to a wide range of local employers including Southmead Hospital, Airbus and Rolls Royce.



LOT 999 - 23 Rannoch Road, Filton Park, Bristol, BS7 0SA



FOR SALE BY AUCTION

This property is due to feature in our online auction on 17th June 2021 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWING

By appointment

SUMMARY

HOUSE FOR MODERNISATION & ADDITIONAL BUILDING PLOT

DESCRIPTION

A 3-bedroom semi-detached house occupying a substantial corner plot with full planning consent granted for the erection of an additional 3-bedroom dwelling. The existing house is in need of modernisation and the approved plans include two parking spaces for each of the proposed houses and good-sized gardens. A superb opportunity for builders, developers and investors.

LOCATION

The property is situated in a quiet residential location on Rannoch Road in Filton Park. The property is ideally situated for access to Southmead Hospital, Cribbs Causeway and the motorway network. A wide range of local amenities are available on the nearby Gloucester Road North.

PLANNING

Full planning consent was granted on 12 November 2020 for the demolition of the existing side extension and the erection of a new 3-bedroom house under Application No. P20/09640/F.

EXISTING HOUSE

The existing house comprises of a porch, spacious entrance hall, an open-plan living/dining room with doors onto the rear garden, an extended kitchen, utility room and bathroom on the ground floor. The first floor provides three good-sized bedrooms and a further bathroom.

PROPOSED HOUSE

The proposed new house will comprise of an entrance hall with cloakroom, a living room and open-plan kitchen/diner with bi-folding doors onto the rear garden on the ground floor. The first floor will provide three bedrooms and a family bathroom.

LOCAL AUTHORITY

South Gloucestershire Council

ENERGY PERFORMANCE CERTIFICATE

Rating: D

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 inc VAT) buyer's premium payable upon exchange of contracts.

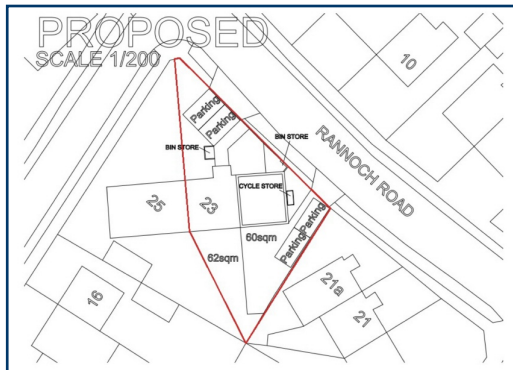
*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PROXY, TELEPHONE & ONLINE REMOTE BIDDING



Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
Bristol, BS8 1BA

Estate Agents & Lettings

60 Northumbria Drive, Henleaze
Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

