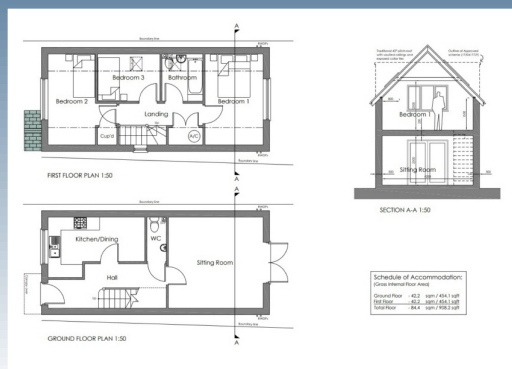


LOT 999 - Land Rear Of, 16 Berkeley Road, Fishponds, Bristol, BS16 3LX

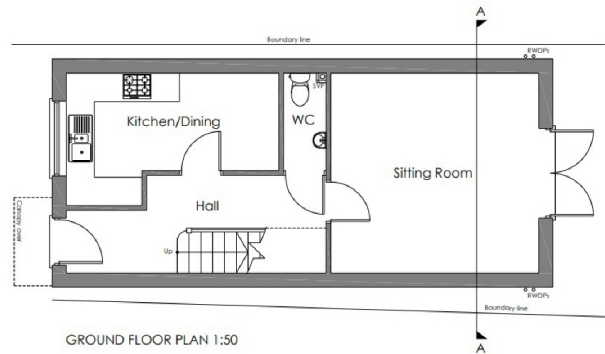
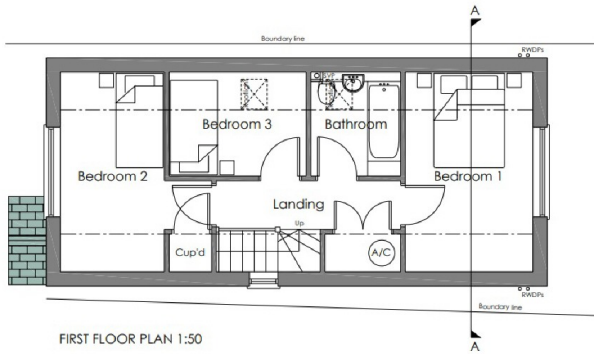
For auction Guide Price £100,000 to £125,000 +

GUIDE PRICE £100,000-£125,000.

A level building plot with full planning consent granted for the erection of a 3-bedroom detached house with off-street parking and a garden to the rear. The plot fronts Mayfield Avenue in Fishponds and easy access is provided to a wide range of local amenities on Lodge Causeway and Fishponds Road. An ideal opportunity for builders and developers.



LOT 999 - Land Rear Of, 16 Berkeley Road, Fishponds, Bristol, BS16 3LX



| Schedule of Accommodation: (Gross Internal Floor Area) | |
|---|-------------------------------|
| Ground Floor | ~42.2 sqm / 454.1 sqft |
| First Floor | ~42.2 sqm / 454.1 sqft |
| Total Floor | ~84.4 sqm / 908.2 sqft |

FOR SALE BY AUCTION

This property is due to feature in our online auction on 29th July 2021 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWING

By appointment

SUMMARY

29 JULY AUCTION - BUILDING PLOT WITH PLANNING GRANTED FOR A 3-BED DETACHED HOUSE

DESCRIPTION

A level parcel of land previously forming part of the rear garden to 16 Berkeley Road in Fishponds. The site is currently occupied by a detached single garage and full planning consent has been granted for the demolition of the garage and the erection of a 3-bedroom detached house with off-street parking and gardens. A fantastic opportunity for builders and developers.

LOCATION

The land is situated to the rear of 16 Berkeley Road fronting Mayfield Avenue in Fishponds. Easy access is provided to a wide range of local amenities on Lodge Causeway and Fishponds Road.

PROPOSED HOUSE - 84.4 sq m (908 sq ft)

The proposed house will comprise of an entrance hall, kitchen/diner, cloakroom and a living room with double doors onto the rear garden on the ground floor. The first floor will provide three bedrooms and a family bathroom. Externally, the property will benefit from a driveway providing off-street parking, bicycle and bin storage and to the rear will be a good-sized garden. There is excellent demand for houses of this size in the immediate area and the proposed house will appeal to first time buyers and families.

PLANNING

Application No
20/01096/F.

Description of Development

Proposed single dwelling with associated parking on site of existing garage (to be demolished), accessed via Mayfield Avenue.

Date of Decision

6th July 2020.

LOCAL AUTHORITY

Bristol City Council.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

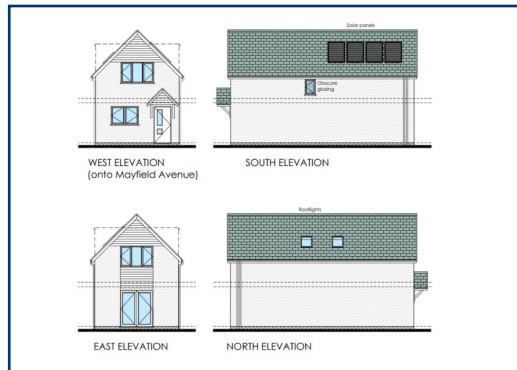
The CIL payable has been calculated at £4,588.03.

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.



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.

