

www.maggsandallen.co.uk

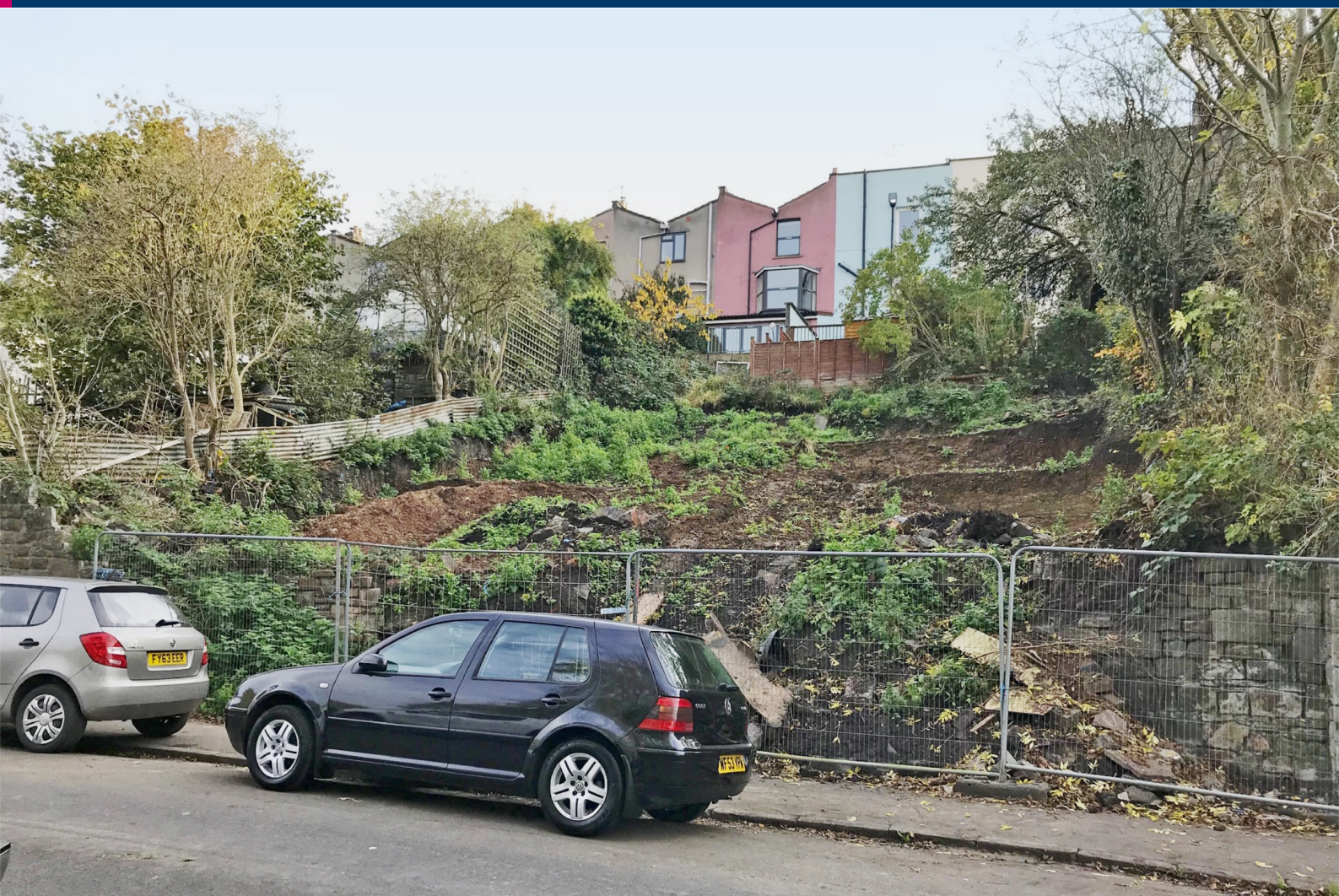
0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
+ allen

www.maggsandallen.co.uk



Land Rear Of, 28-30 Eldon Terrace, Windmill Hill, Bristol, BS3 4NZ

Asking price £500,000

An exciting opportunity to purchase a development site with full planning consent granted for the erection of 3 modern 3 bedroom houses. The site occupies an elevated position in a highly sought after residential location and the proposed houses will benefit from stunning views across Bristol. Easy access is provided to a wide range of shops, restaurants and amenities on North Street in nearby Bedminster and the City Centre is located approximately 1 mile away.



Land Rear Of, 28-30 Eldon Terrace, Windmill Hill, Bristol, BS3 4NZ



DESCRIPTION

A parcel of land situated to the rear of numbers 28-30 Eldon Terrace fronting Cotswold Road North in Windmill Hill. Full planning consent has been granted for the erection of three modern 3 storey houses with gardens to the rear. Initial excavation works to the site have commenced and building regulation drawings have been produced.

LOCATION

The proposed houses will front Cotswold Road North in Windmill Hill, a highly sought after residential suburb in South Bristol. A wide range of shops, cafes, bars and restaurants are accessible on the popular North Street in nearby Bedminster. Bristol City Centre is located approximately 1 mile to the North.

PLANNING

Application No.
15/01736/F.

Description of Development

Construction of 3 x 3 bed townhouses on land to the rear of 28-30 Eldon Terrace with primary access off Cotswold Road North.

Date of Decision

8th September 2015.

PLANNING CONDITIONS

Please note that planning conditions 3, 4, 5 & 6 have been approved under application No. 17/01211/COND.

LOCAL AUTHORITY

Bristol City Council.

PROPOSED HOUSES

The proposed dwellings will be arranged over 3 storeys to provide a large open plan living/dining/kitchen area and 3 double bedrooms all with ensuite bathrooms. To the rear of each property will be a tiered garden. Each house will have an approximate gross internal area of 133 sqm.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The CIL payment is £22,735.27 based upon a gross internal area of 401 sqm for the 3 houses.

NOTES

Please note that the vendor has also had additional plans produced to show an alternative internal layout with the living accommodation on the second floor.

VIEWING

The site is open for inspection at all times.



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 endeavors 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

