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Auctions

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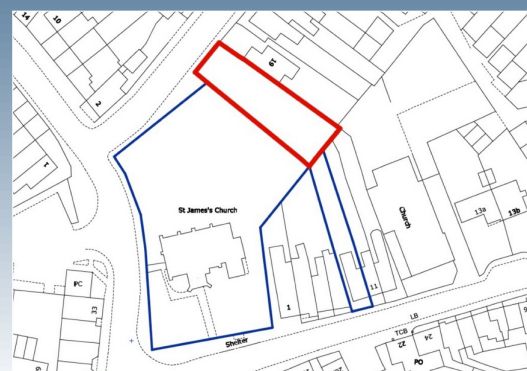
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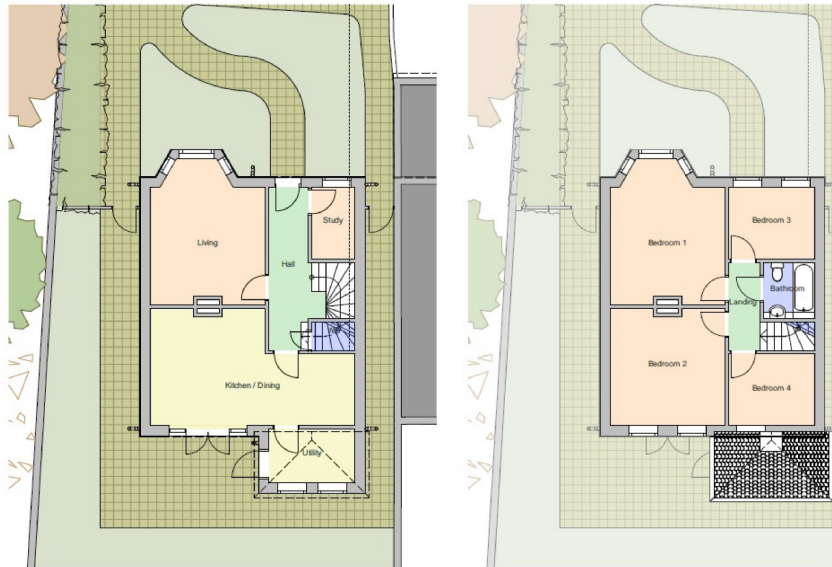
LOT 2 - Land Adjoining St James Church, Oaklands Road, Mangotsfield, Bristol, BS16 9EY

For auction Guide Price £140,000 +

A level building plot measuring approximately 0.12 acres with outline planning consent granted for the erection of a 4 bedroom detached house with parking and garden. The site is situated in a popular residential location in Mangotsfield with easy access to a range of local amenities. A fantastic opportunity for builders, developers and self-builders.



LOT 2 - Land Adjoining St James Church, Oaklands Road, Mangotsfield,



FOR SALE BY AUCTION

This property is due to be auctioned on the 26th February 2019 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

VIEWING

The site is open for inspection at all times.

SUMMARY

BUILDING PLOT WITH PLANNING GRANTED FOR A DETACHED HOUSE

DESCRIPTION

A level building plot benefiting from outline planning consent for the erection of a 4 bedroom detached house with 3 parking spaces and gardens. The site is situated in a sought after location in Mangotsfield and measures approximately 0.12 acres. A fantastic opportunity to create a modern family house in this locality.

LOCATION

The site is situated adjacent to St James Church in Mangotsfield and fronts Oaklands Road. A range of amenities are available locally and excellent transport links are provided to the A4174 ring road and motorway network.

PLANNING

Application No.

PK18/3678/O.

Description of Development

Erection of 1 no. Dwelling (Outline) with access and scale to be determined and all other matters reserved.

Date of Decision

17th October 2018.

PROPOSED HOUSE - 128 sq m (Gross Internal Area)

The proposed detached dwelling will comprise a living room, open-plan kitchen/diner, study, utility room and cloakroom on the ground floor with 4 bedrooms and a family bathroom on the first floor. Externally, the property will benefit from 3 parking spaces to the front and a good-sized level garden to the rear.

LOCAL AUTHORITY

South Gloucestershire Council.

SOLICITOR

Mr C Jones
Harris & Harris
14 Market Place
Wells
Somerset BA5 2RE
Tel: 01749 674747
Email: christopher.jones@harris-harris.co.uk

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
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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 wide angle lens.

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

