

38 Middle Road, Kingswood, Bristol, BS15 4XH

Auction Guide Price +++ £950,000



- FOR SALE BY ONLINE AUCTION
- AUCTION DATE TBC
- VIDEO TOUR NOW ONLINE
- DOWNLOAD FREE LEGAL PACK
- VIEWINGS - REFER TO DETAILS
- AUCTION DATE TO BE CONFIRMED
- HOUSE + PLOT DEVELOPMENT COMBO
- EXISTING DETACHED 2609 Sq Ft FAMILY HOME
- PLANNING | 3 X NEW BUILD HOUSES
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – LIVE ONLINE AUCTION – A Freehold DETACHED FAMILY HOME (2609 Sq Ft) occupying a 0.5 ACRE PLOT with PLANNING for 3 x NEW BUILD HOUSES in the rear garden | GDV £2.25m

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Accommodation

FOR SALE BY LIVE ONLINE AUCTION

AUCTION DATE TO BE CONFIRMED DUE TO DELAY WITH PLANNING - UPDATE TO FOLLOW

ADDRESS | House & Plot Development Opportunity @ 38 Middle Road, Kingswood, Bristol BS15 4XH

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

THE PROPERTY

38 Middle Road is a charming detached family home occupying a mature 0.5 Acre plot with ample off street parking to the front. On the market for the first time in 25 years having originally been a pair of smaller cottages and converted over the vendors ownership into a stunning family home. The bright and airy accommodation (2069 Sq Ft) is arranged over two floors with 6 bedrooms and flexible ground floor reception space all offered in immaculate decorative order. Sold with vacant possession.

Tenure - Freehold
Council Tax - G (South Gloucestershire)
EPC - TBC
Utilities, Rights & Restrictions - Please refer to the Legal Pack
Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

DEVELOPMENT COMBO - HOUSE & PLOT

38 MIDDLE ROAD

The property is offered in excellent decorative order and we understand that once the plot is split and the site is complete the resale value is in the region of £800,000.

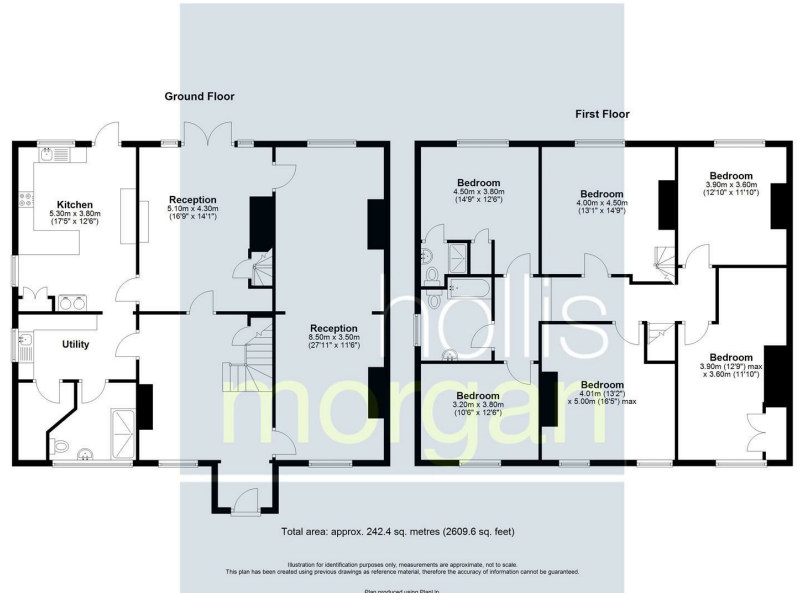
DEVELOPMENT SITE | PLANNING 3 HOUSES

Outline Planning (Decision due November 22nd) is due to be granted to erect a scheme of 3 houses in the rear garden with access to be created down the side of the existing dwelling (no demolition required)
Proposed Schedule - 1 x Detached House | 2 x Semi Detached Houses with gardens and parking.
We understand the completed houses will have a value of circa £475,000 each

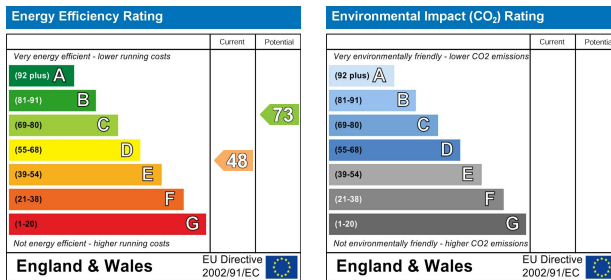
GDV | £2.25m

The combined GDV of the completed site is (£475k x 3 + £800k) £2.25m
Hollis Morgan Land & New Homes

Floor plan



EPC Chart



9 Waterloo Street
Clifton
Bristol
BS8 4BT

Tel: 0117 973 6565
Email: post@hollismorgan.co.uk
www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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.