

Development Site @, 28 - 30 Lodway Road, Knowle, Bristol,

Auction Guide Price +++ £130,000













- FOR SALE BY ONLINE AUCTION
- FREEHOLD DEVELOPMENT SITE
- · VIRTUAL TOUR NOW ONLINE
- VIEWINGS REFER TO DETAILS
- · LEGAL PACK COMPLETE
- $\boldsymbol{\cdot}$ AUCTION DATE TO BE CONFIRMED
- · RESI PLANNING GRANTED
- · 2 X 3 BED HOUSES | 969 Sq Ft | PARKING | GARDEN
- EXTENDED 8 WEEK COMPLETION
- · AUCTION DATE TBC

Hollis Morgan – LIVE ONLINE AUCTION – Freehold DEVELOPMENT SITE with PLANNING GRANTED to erect a scheme of 2 x 3 BED HOUSES with PARKING and GARDENS.

Development Site @, 28 - 30 Lodway Road, Knowle, Bristol, BS4 2NR

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Development Site @ 28 - 30 Lodway Road, Knowle, Bristol, BS4

Lot Number TBC

The Live Online Auction is TBC Registration Deadline is TBC

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"

UPDATED SITE PLAN

Please note the original site plan (marked in red) reflects the planning applications associated with this site

We have now amended the site plan (marked in green) to reflect the title plan and to illustrate the boundaries of the land being sold We understand the proposed schemes sit within the amended area marked in green but interested parties will have to make their own investigations. Please refer to online legal pack.

THE PROPERTY

A Freehold development site formerly gardens to the rear of 26 Lodway Road with independent vehicular access Lodway Road. Sold with vacant possession.

Tenure - Freehold

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

DEVELOPMENT SITE | PLANNING GRANTED

Planning was granted in 2018 (18/01549/F) with a certificate of lawfulness issued in 2023 (23/02120/CE) to erect a scheme of 2 x 3 bedroom semi detached houses with parking and garden.

PROPOSED SCHEDULE OF DEVELOPMENT

28 Lodway Road Semi Detached 3 bedroom House over 3 Storeys 968 Sq Ft | Parking | Garden Site Area 1636 Sq Ft

30 Lodway Road Semi Detached 3 bedroom House over 3 Storeys 968 Sq Ft | Parking | Garden Site Area 1689 Sq Ft

Floor plan



EPC Chart



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