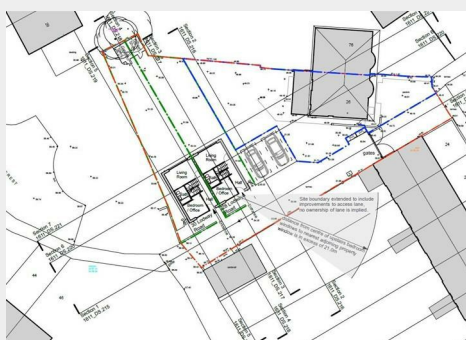
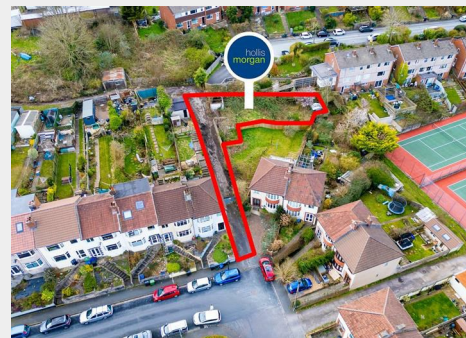


Development Site @, 28 - 30 Lodway Road, Knowle, Bristol, Auction Guide Price +++ £100,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH JUNE 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- JUNE LIVE ONLINE AUCTION
- RESI PLANNING GRANTED
- 2 X 3 BED HOUSES | 969 Sq Ft | PARKING | GARDEN
- EXTENDED 8 WEEK COMPLETION
- FREEHOLD DEVELOPMENT SITE

Hollis Morgan – JUNE 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 2NR

Lot Number 29

The Live Online Auction is on Wednesday 18th June 2025 @ 17:30
Registration Deadline is on Monday 16th June 2025 @ 16:00

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

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

ORIGINAL PLANNING

Reference 18/01549/F
Alternative Reference PP-06837655
Application Received Thu 22 Mar 2018
Application Validated Thu 22 Mar 2018
Address 26 Lodway Road Bristol BS4 2NR
Proposal Erection of 2 no. two storey houses each with basement, 3 no. bedrooms and 1 no. car parking space at land to the rear of existing property.
Status Decided
Decision GRANTED subject to condition(s)
Decision Issued Date Thu 15 Nov 2018

Floor plan



EPC Chart



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Hollis Morgan Property Limited, registered in England, registered 7275716.
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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.