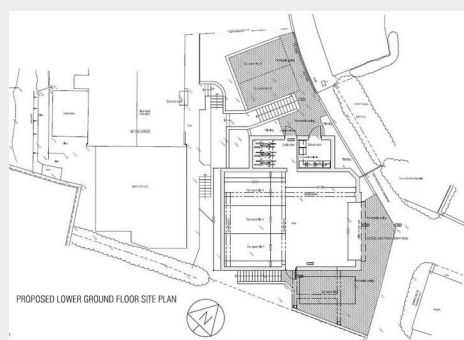
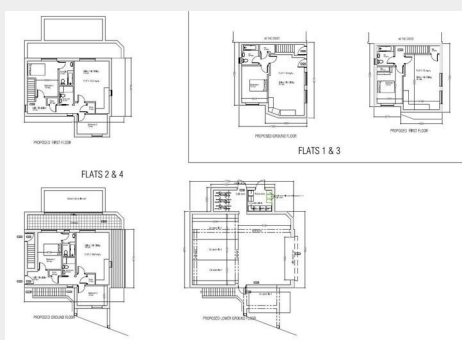
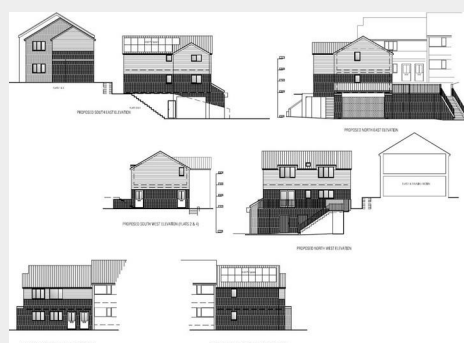


# Development Site @, 46 The Crest, Knowle, Bristol, BS4 3JB

Auction Guide Price +++ £75,000



- FOR SALE BY ONLINE AUCTION
- FREEHOLD DEVELOPMENT SITE
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- AUCTION DATE TO BE CONFIRMED
- LAPSED RESI PLANNING
- 4 X FLATS
- EXTENDED 8 WEEK COMPLETION
- AUCTION DATE TBC

Hollis Morgan – LIVE ONLINE AUCTION – A Freehold DEVELOPMENT SITE with LAPSED PLANNING to erect 4 x FLATS ( 2 x 1 Bed + 2 x 2 Bed ) | Scope for alternative scheme STP

# Development Site @, 46 The Crest, Knowle, Bristol, BS4 3JB

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Site @ 46 The Crest, Knowle, Bristol BS4 3JB

AUCTION DATE 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 46 The Crest with vehicular access Lodway Road and Langham 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 | LAPSED PLANNING

Planning was grated in 2017 ( 18/01549/F ) and is now deemed lapsed to erect a scheme of 2 x 1 and 2 x 2 bedroom flats with under croft parking and bike store.

PROPOSED SCHEDULE OF DEVELOPMENT ( LAPSED )

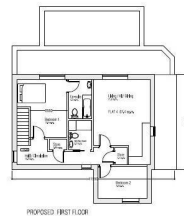
Flat 1 | 538 Sq Ft | Ground Floor  
Open Plan Kitchen / Diner | Bedroom | Bathroom

Flat 2 | 654 Sq Ft | Ground Floor  
Open Plan Kitchen / Diner | Bedroom 1 | En Suite | Bedroom 2 | Bathroom

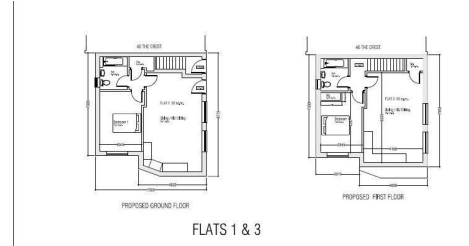
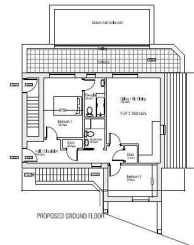
Flat 3 | 570 Sq Ft | First Floor  
Open Plan Kitchen / Diner | Bedroom | Bathroom

Flat 4 | 725 Sq Ft | First Floor  
Open Plan Kitchen / Diner | Bedroom 1 | En Suite | Bedroom 2 | Bathroom

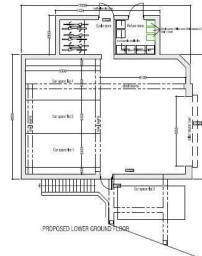
## Floor plan



FLATS 2 & 4



FLATS 1 & 3



## EPC Chart



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## Auction Property Details Disclaimer

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Please refer to our website for further details.