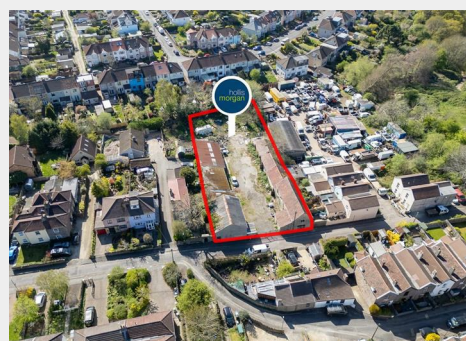


Development Site @, 79A Grove Road, Fishponds, Bristol,

Auction Guide Price +++ £950,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH JUNE 2025
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- DRONE TOUR NOW ONLINE
- JUNE LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT SITE
- RESI PLANNING GRANTED
- 11 X 3 BED HOUSES | GDV £4,745m - £4,945m
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold 0.5 ACRE DEVELOPMENT SITE with PLANNING GRANTED to erect a scheme of 11 X 3 BED (911 Sq Ft) HOUSES with GARDENS and PARKING.

Development Site @, 79A Grove Road, Fishponds, Bristol, BS16 2BP

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Development Site @ 79a Grove Road, Fishponds, Bristol BS126 2BP

Lot Number TBC

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”

THE SITE

A prime Freehold site of approximately 0.5 acres with a range of existing one and two story buildings and wide frontage on Grove Road within walking distance of the local parks and High Street.
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 (23/00133/F) has been granted to demolish the existing industrial buildings and erect a stylish scheme of 11 x 3 bedroom dwellings (911 Sq Ft) with parking and gardens and a proposed GDV of £4,745m - £4,945m

Please note were informed there is no condition from the council for the 23/00133/F scheme to be constructed to Passivhaus regs - the only condition relating is a reduction in co2.
Please refer to planning info.

ALTERNATIVE SCHEMES

The site will suit a range of potential uses including continued industrial use or conversion of the existing commercial buildings into residential units.
Interested parties should note the historic and now lapsed planning scheme (16/02130/F) for a higher density development.
All above subject to gaining the necessary consents.

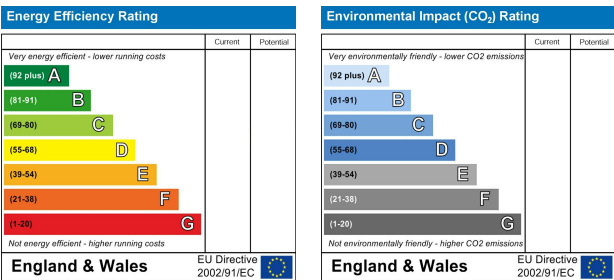
PROPOSED SCHEDULE OF DEVELOPMENT

Unit 1 – 3 Bedroom Semi Detached House | 911 Sq Ft | Parking | Garden
Unit 2 – 3 Bedroom Semi Detached House | 911 Sq Ft | Parking | Garden
Unit 3 – 3 Bedroom End of Terrace House | 911 Sq Ft | Parking | Garden
Unit 4 – 3 Bedroom Terraced House | 911 Sq Ft | Parking | Garden
Unit 5 – 3 Bedroom Terraced House | 911 Sq Ft | Parking | Garden
Unit 6 – 3 Bedroom End of Terrace House | 911 Sq Ft | Parking | Garden
Unit 7 – 3 Bedroom Semi Detached House | 911 Sq Ft | Parking | Garden
Unit 8 – 3 Bedroom Semi Detached House | 911 Sq Ft | Parking | Garden
Unit 9 – 3 Bedroom End of Terrace House | 911 Sq Ft | Parking | Garden
Unit 10 – 3 Bedroom Terraced House | 911 Sq Ft | Parking | Garden
Unit 11 – 3 Bedroom End of Terrace House | 911 Sq Ft | Parking | Garden

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

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Please refer to our website for further details.