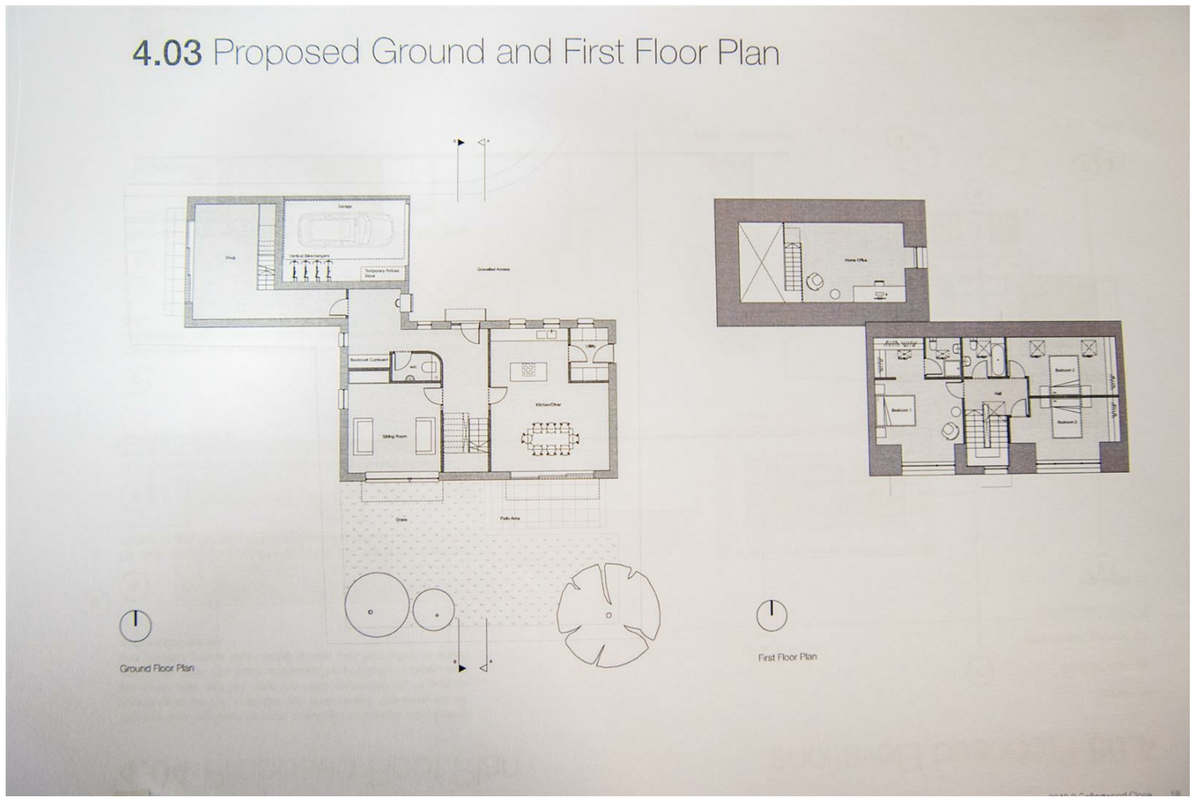


www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road, Saltford, Bristol, BS31 3BA
Tel: 01225 400400 email: saltford@daviesandway.com

Building Plot 2 Collingwood Close, Saltford, Bristol, BS31 3HZ

Price Guide £200,000

A freehold building plot with consent for a single dwelling

▪ Rare opportunity to purchase a single building plot ▪ Sought after central location to the village ▪ Planning for a 3 bedroom detached property ▪ Garden and garage ▪ Snug and an office part of the plans ▪ Ideal for a self build or developers ▪ sought after residential location

naea | propertymark PROTECTED

RICS

www.daviesandway.com

Building Plot 2 Collingwood Close, Saltford, Bristol, BS31 3HZ

A great opportunity to purchase a single level building plot in a central desirable location in the village of Saltford, away from the main road traffic and access is via a tucked away Cul de sac, yet it is with in easy reach of the village centre and a good range of amenities. There is also excellent links to Bristol and Bath and beyond.

The planning is for a lovely detached home comprising

Ground floor.

Open plan kitchen diner. Separate utility room. Cloakroom and snug

First floor

Three bedrooms. Bathroom and an ensuite. Home office.

The plot originally formed part of the mature garden of the property and is in a lovely residential setting.

PLANNING
Planning consent was granted by BANES on the 12/8/24 under reference number 24/02051/FUL. The consent is subject to conditions. Full details are available on the council web site.

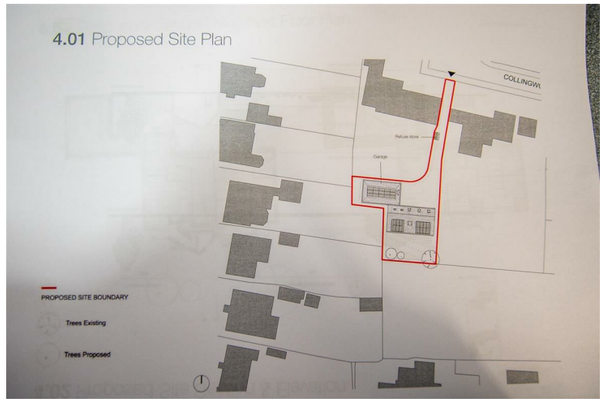
TENURE
we understand the land is freehold but presently unregistered

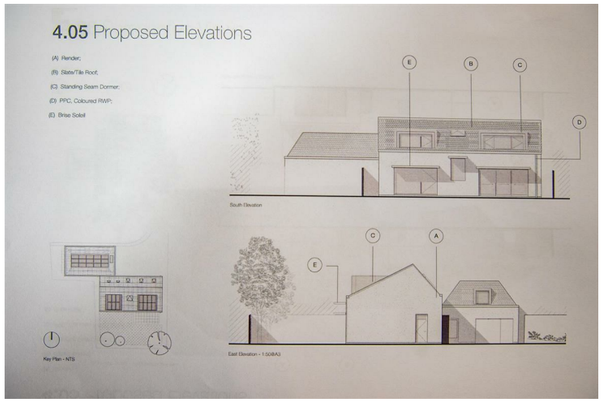
SERVICES
Mains services are understood to be available in Collingwood Close, although the suitability of these services and the practicality of their connection is at the buyers risk.

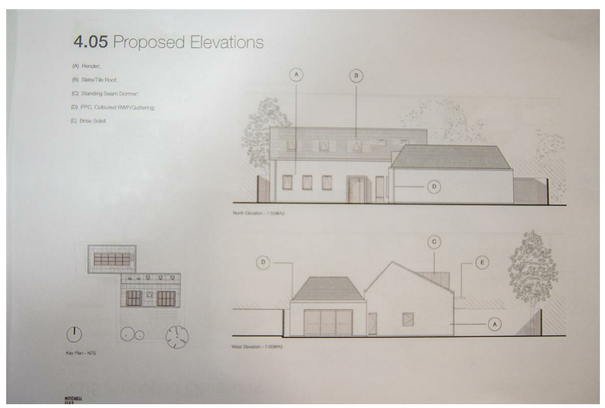
ACCESS
This is located to the left of 2 Collingwood Close where there is already a dropped kerb.

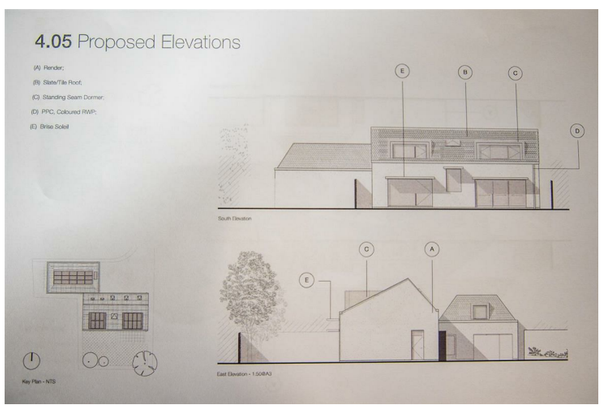
VIEIWNG
This is by appointment only, so please contact the office to book an appointment

ADDITIONAL INFORMATION
The plot will require fencing to be erected to separate the garden from the building plot and will need to be done by the purchaser of the plot before work commences.
Any one building other than a self builder is likely to have to pay a CIL tax this likely to be £36,533 (information calculated using the Banes CIL calculator. All interested parties should make their own enquires)
a Bio diversity net gain charge is also likely if it is not a self build project. Any interested party should make their own enquires.









www.daviesandway.com