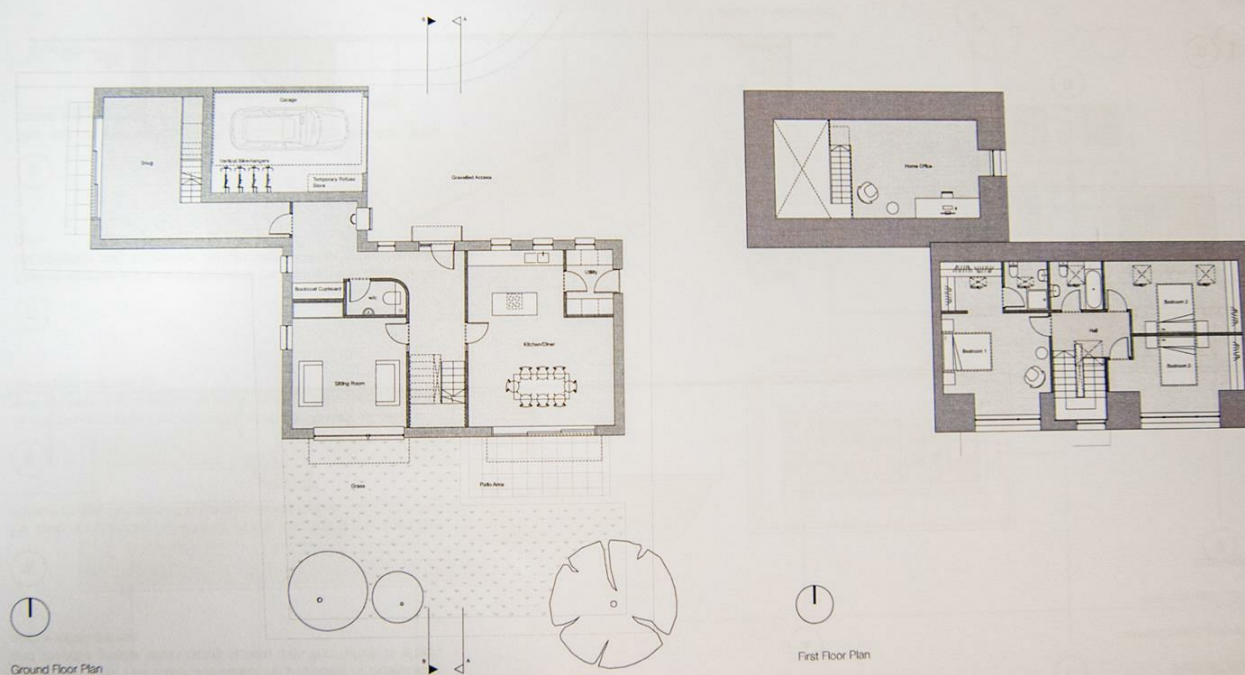


489 Bath Road, Saltford, Bristol, BS31 3BA
Tel: 01225 400400 email: saltford@daviesandway.com

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

4.03 Proposed Ground and First Floor Plan



4.06 Perspective Views



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

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.

VIEWING

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.

