

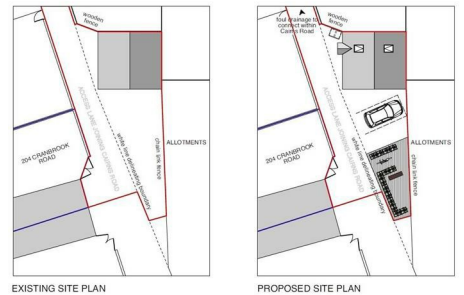
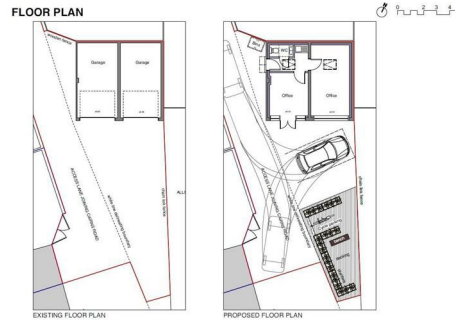
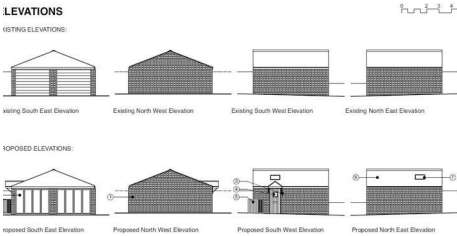


0117 973 6565
 www.hollismorgan.co.uk
 post@hollismorgan.co.uk

hollis
 morgan
 auction



LOCATION PLAN



Land @, Cranbrook Road, Redland, Bristol, BS6 7QT

Auction Guide Price £110,000 +++

Hollis Morgan – A Freehold DETACHED DOUBLE GARAGE with EXTRA PARKING and PLANNING GRANTED for change of use to OFFICE and scope for RESI CONVERSION stc.

Land @, Cranbrook Road, Redland, Bristol, BS6 7QT

THE GARAGE & LAND

ADDRESS | Double Garage & Parking @ Rear Of 204 Cranbrook, Redland, Bristol BS6 7QT

A Freehold double garage with additional parking and land directly in front accessed via an established lane to the rear of Cranbrook Road accessed via Cairns Road.

The garage and land occupy a secluded position with a fantastic outlook over the Birchall Road Allotments in this highly sought after residential enclave.

5.8m x 3.1m

Sold with vacant possession.

LOCATION

Redland is a highly sought after residential area located in North West Bristol, known for its excellent schools, green spaces, and proximity to both Whiteladies Road & Gloucester Road it's a popular location for families and professionals. One of the key advantages of living in Redland is its proximity to the beautiful Clifton Downs, which provides plenty of space for outdoor recreation, the area is also home to several excellent schools, including Redland Green School and Colston's Girls' School. Whiteladies Road, offers a fantastic range of independent shops, cafes, and restaurants, as well as several supermarkets and a cinema. The area also has excellent transport links, with regular bus services to the city centre and is just a short distance from the Bristol Museum and Art Gallery, as well as the world famous Clifton Suspension Bridge.

THE OPPORTUNITY

DOUBLE GARAGE & PARKING | INVESTMENT

The garage is located in an area where pressure on both parking and storage are at an absolute premium.

We understand the garage would let in the region of £200 pcm

DEVELOPMENT OPPORTUNITY

Planning has been granted (21/03952/F) to convert the existing building into an office (Use Class E(g)(i)).

There may be scope for a residential conversion but interested parties should note previous refusals (02/04441/F & 03/03778/F) but we understand that there is still genuine scope for a residential development subject to consents.

PLANNING GRANTED | OFFICE

Reference 21/03952/F

Alternative Reference PP-10058024

Application Received Thu 22 Jul 2021

Application Validated Wed 28 Jul 2021

Address Land And Garage Lying To The Rear Of 204

Cranbrook Road Bristol

Proposal Change of use from domestic double garage to Office (Use Class E(g)(i)).

Status Decided

Decision GRANTED subject to condition(s)

Decision Issued Date Thu 04 Nov 2021

Appeal Status Unknown

Appeal Decision

PLANNING INFORMATION

Full details of the proposed scheme and drawings can be downloaded with the online legal pack.

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, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.