

45 Maynard Road, Hartcliffe, Bristol, BS13 0AG

Guide Price £325,000

Hollis Morgan – A Freehold DEVELOPMENT COMBO comprising 3 Bed HOUSE FOR BASIC UPDATING (797 Sq Ft) and BUILDING PLOT with PLANNING for 3 bed DETACHED HOUSE (1012 Sq Ft)

45 Maynard Road, Hartcliffe, Bristol, BS13 0AG

THE PROPERTY

ADDRESS | 45 Maynard Road, Hartcliffe, Bristol BS13 0AG

A Freehold semi detached 3 bedroom house with accommodation (797 Sq Ft) over two floors, occupying a large corner plot with parking and garden.

Sold subject to existing tenants.

LOCATION

Situated in South Bristol, Hartcliffe is served by both Primary and Comprehensive schools, a Health Centre, numerous local Shops, Morrisons supermarket and the Imperial Park retail centre at Hartcliffe Way provides a wide range of larger stores which include B&Q and Argos, and a bus route which serves both the City Centre and Cribbs Causeway.

THE OPPORTUNITY

DEVELOPMENT COMBO | HOUSE + PLOT

EXISTING 3 BED HOUSE

The property has been let for many years and would now benefit from some basic updating.

The reduced plot size will still have parking and garden.

Sold subject to existing AST tenancy @ £1200 pcm | £14,400 pa

31st March 2023 - 29th September 2023

Please refer to online legal pack for copy of AST

BUILDING PLOT | PLANNING GRANTED

Planning has been granted to erect a detached 3 bedroom house (1012 Sq Ft) with parking and garden.

We understand the completed value of the new build is £300,000

PLANNING GRANTED

Reference 22/05564/F

Alternative Reference PP-11010596

Application Received Mon 21 Nov 2022

Application Validated Mon 21 Nov 2022

Address 45 Maynard Road Bristol BS13 0AG

Proposal Erection of detached dwellinghouse on land to the side of 45 Maynard Road

Status Decided

Decision GRANTED subject to condition(s)

Decision Issued Date Wed 12 Jul 2023

Appeal Status Unknown

Appeal Decision

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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack.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.





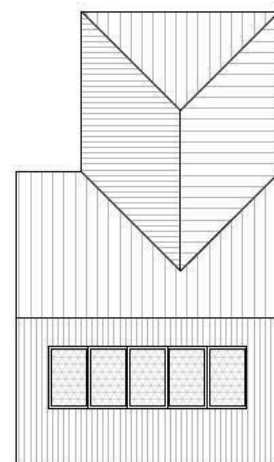
Ground Floor Plan

Scale: 1:100



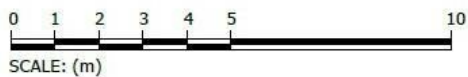
First Floor Plan

Scale: 1:100



Roof Plan

Scale: 1:100



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
No energy efficient lighting code England & Wales		No energy efficient lighting code England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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