

6A and 7A, Upper Perry Hill, Southville, Bristol, BS3 1NH

Guide Price £400,000

Hollis Morgan - A Freehold COMMERCIAL UNIT with PLANNING GRANTED for a RESIDENTIAL DEVELOPMENT and scope for range of schemes stc

6A and 7A, Upper Perry Hill, Southville, Bristol, BS3 1NH

THE PROPERTY

ADDRESS | 6a & 7a Upper Perry Hill, Southville, Bristol BS3 1NH

A Freehold two storey commercial property (office / workshop) on a prominent corner site with vehicular access from Upper Perry Hill and West End.
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 OPPORTUNITY

A Freehold site with scope for a range of interesting schemes for this site including 1 - 3 houses, flat development or continued commercial use in this sought after spot just moments from both North Street and the Harbourside and excellent access to the rest of the city.
Subject to gaining the necessary consents.

PLANNING GRANTED | 2 X CONTEMPORARY HOUSES

Planning has been granted (15/00686/F | works commenced so the planning is deemed live – please refer to legal pack) for demolition of the existing building and erection of a pair of luxurious & contemporary 4 bedroom family homes with accommodation (2255 Sq Ft) arranged over 4 floors with off street parking and gardens. The properties will be accessed via a new gated entrance off West End (Via Coronation Road) and the proposed houses have been meticulously designed to provide contemporary and luxurious accommodations in this most sought after of locations within walking space of both North Street and the Harbourside where new build family houses of this nature are extremely rare.

HOLLIS MORGAN LAND & NEW HOMES | GDV £2m

The Hollis Morgan Land and New Homes team have appraised the site and suggest the completed 4 bed | 2255 Sq Ft properties will have a value in excess of £1m each - please contact Calum Melhuish - 0117 973 6565

LOCATION

The property is situated on Upper Perry Hill in Southville just off Stackpool Road with vehicular rear access to be provided via a new gated entrance off West End/Coronation Road. Located in one of Bristol's most sought after locations just yards from the iconic North Street yet tucked back from the action that is quite literally on your doorstep, There is a vast array of open green spaces nearby including Gores Marsh Park, Ashton Court Estate and Greville Smyth Park. This property has easy access to Bristol City Centre, Bristol International Airport and the Bristol Link Road. These are excellent transportation links making this one of the most convenient and valued locations in Bristol. This Southville location offers the flourishing independent shops, bars, cafes and restaurants of North Street including the popular Tobacco Factory.

PLANNING GRANTED

Reference 15/00686/F

Alternative Reference PP-03959211

Application Received Wed 11 Feb 2015

Application Validated Thu 26 Feb 2015

Address 6A & 7A Upper Perry Hill Bristol BS3 1NH

Proposal Demolition of an existing office and storage area and the construction of two new houses with new vehicular access and off street parking.

Status Decided

Decision GRANTED subject to condition(s)

Decision Issued Date Thu 23 Apr 2015

Appeal Status Unknown

2023 PLANNING UPDATE

23/03830/COND | Application for approval of details reserved by conditions 2 and 3 of permission 18/01980/F Demolition of an existing office and storage area and the construction of two new houses with new vehicular access and off street parking. The proposal will result in a change of use from B1 offices to residential. | 6A Upper Perry Hill Southville Bristol BS3 1NH

PROPOSED SCHEDULE OF ACCOMMODATION

2 x Semi Detached Luxury Family Homes – 2255 Sq Ft each

Basement - Home cinema | Wine store | Tech room.

Ground Floor - Entrance Hall | Bedroom 1 | Bedroom 2 | Utility room | Shower room.

First Floor - Living room | Open Plan Kitchen Diner.

Second Floor - Bedroom 3 Bedroom 4 | Bathroom | Bathroom

Outside - Off Street Parking | Enclosed Courtyard Gardens.

RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

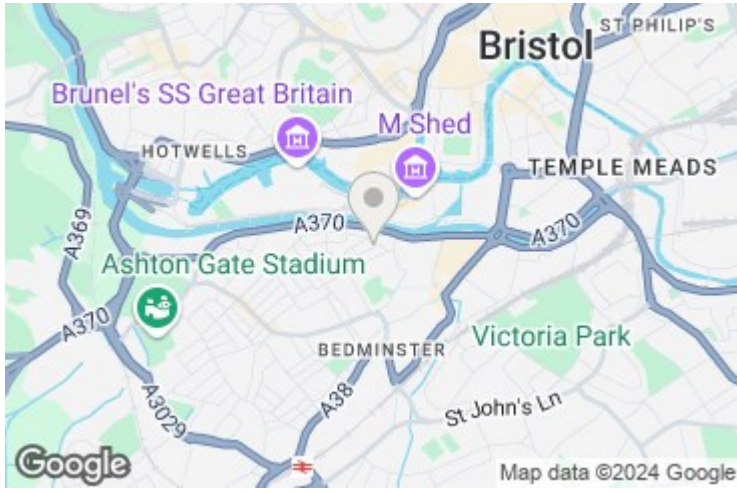
6A and 7A, Upper Perry Hill– £2000pcm - £2500pcm per property

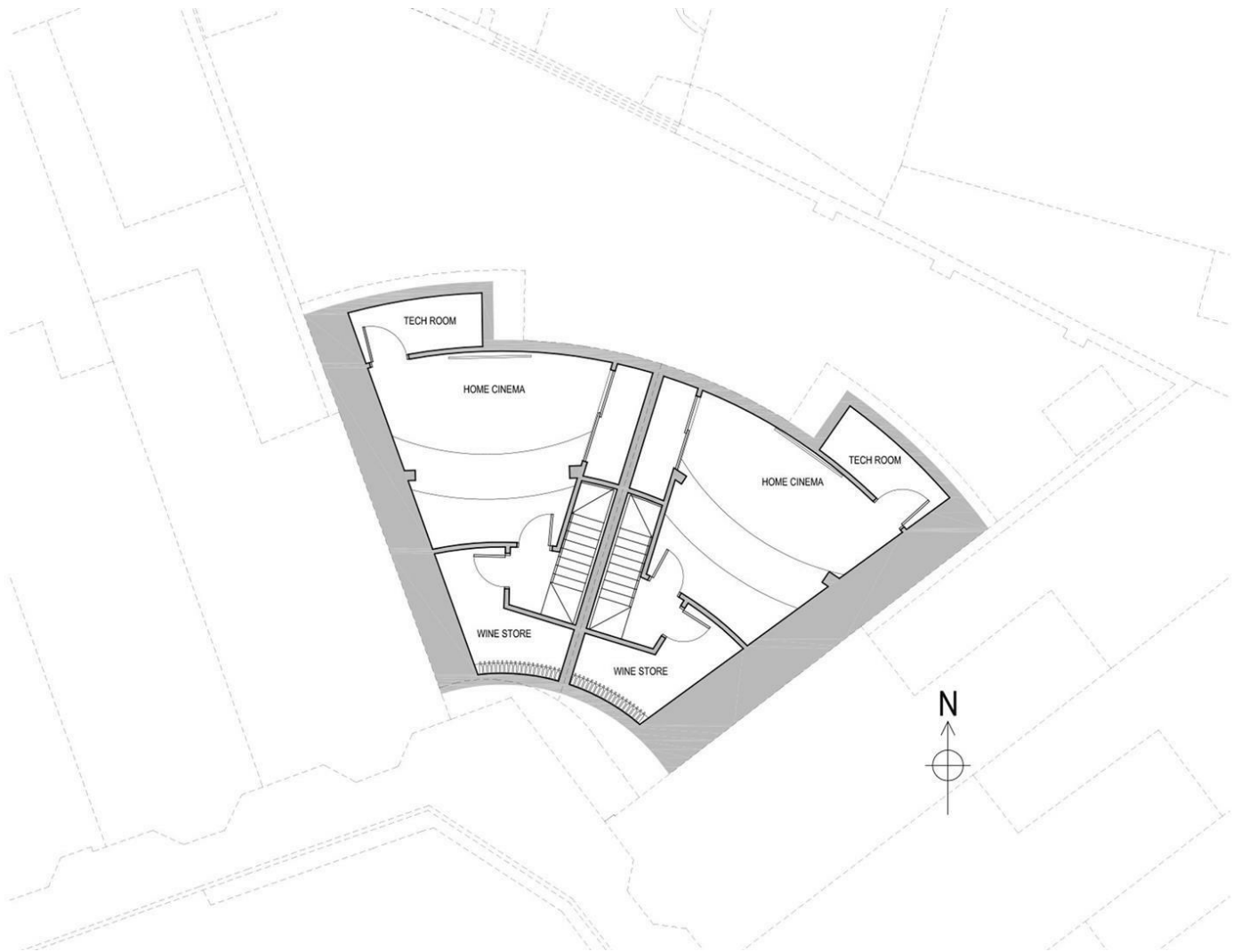
If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.

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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(91-97) A		(91-97) A	
(81-90) B		(81-90) B	
(61-80) C		(61-80) C	
(51-60) D		(51-60) D	
(31-50) E		(31-50) E	
(21-30) F		(21-30) F	
(1-20) G		(1-20) G	
No energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales

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