

Garages @, Morley Close, Staple Hill, Bristol, BS16 4QE

Guide Price £175,000

Hollis Morgan - A Freehold RANK OF 23 GARAGES (0.2 Acres) with RESIDENTIAL PLANNING GRANTED

Garages @, Morley Close, Staple Hill, Bristol, BS16 4QE

THE PROPERTY

ADDRESS | Land Adjacent To 22 And 23 Morley Close, Staple Hill, Bristol BS16 4QE

A Freehold site (0.2 Acres) comprising 23 single garages around a central courtyard and vehicular access from Morley Close.

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

PLANNING GRANTED | DETACHED HOUSE

Planning has been granted to erect a stylish detached house with parking, garden and swimming pool.

ALTERNATIVE SCHEME

There is scope for an alternative scheme of higher density smaller houses or flats subject to consents.

GARAGE INVESTMENT

The existing 23 garages with up and over doors offer excellent investment scope.

Currently vacant - interested parties to make their own investigations.

PLANNING GRANTED

Reference P21/04861/F

Alternative Reference PP-10026573

Application Received Mon 12 Jul 2021

Application Validated Thu 09 Sep 2021

Address Land Adjacent To 22 And 23 Morley Close Soundwell South Gloucestershire BS16 4QE

Proposal Demolition of 23no. existing garages and erection of 1no. dwelling with annex to form sun room and swimming pool with detached double garage and associated works.

Status Decided

Decision Approve with Conditions

Decision Issued Date Wed 04 May 2022

LOCATION

The property is located within the popular suburb of Staple Hill close to the main High Street with its array of local amenities & services, including independent retailers, pubs, bars, cafes and restaurants all in close proximity. Bristol City Centre is approximately six miles away and served by frequent bus services just 20m away, plus an easy access route onto Bristol/Bath cycle-way to rear.

RENTAL APPRAISAL

What rent can we achieve for you?

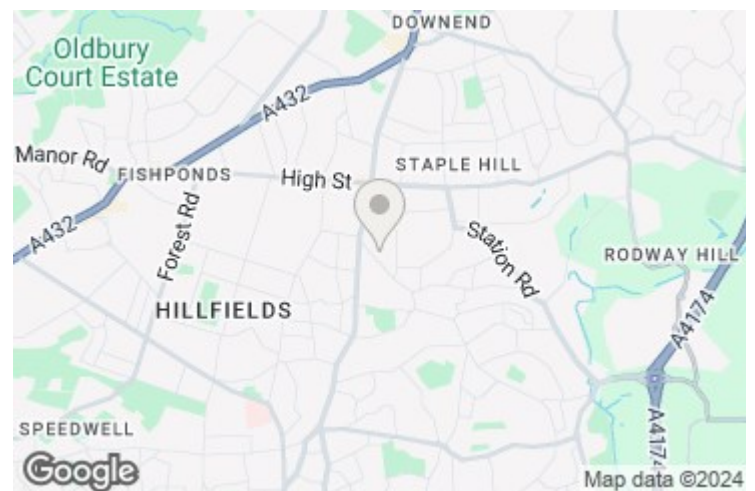
The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

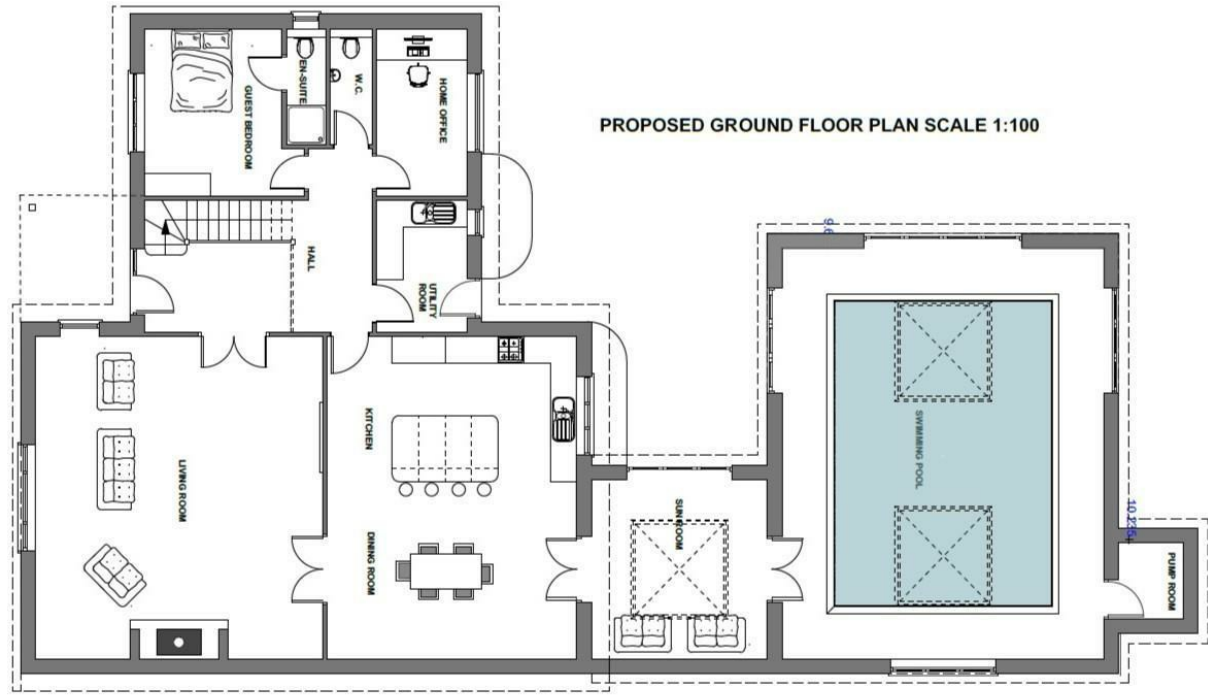
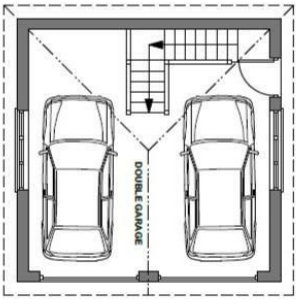
Building Plot @, Morley Close – £2500pcm ++++++

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.





PROPOSED GROUND FLOOR PLAN SCALE 1:100

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Highly energy efficient - lower running costs</small> <small>Energy efficient - lower running costs</small> <small>Some energy efficiency - lower running costs</small> <small>Low energy efficiency - higher running costs</small> <small>No energy efficiency - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Environmentally friendly - lower CO₂ emissions</small> <small>Decent - lower CO₂ emissions</small> <small>Some environmental issues - lower CO₂ emissions</small> <small>Environmental issues - higher CO₂ emissions</small> <small>Highly environmentally unfriendly - higher CO₂ emissions</small>	
<small>England & Wales</small> <small>EU Directive 2002/91/EC</small>		<small>England & Wales</small> <small>EU Directive 2002/91/EC</small>	

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