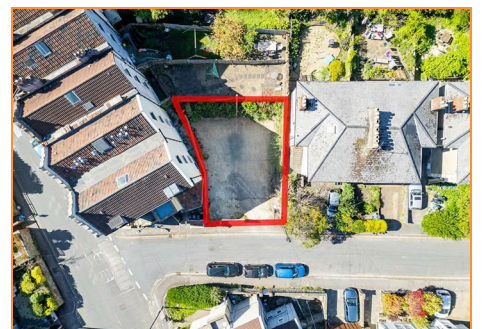




Car Park @, Kingsley Road, Cotham, Bristol, BS6 6AF

Guide Price £70,000

Hollis Morgan - A gated Freehold parcel of LAND (175 Sq M) currently INVESTMENT CAR PARK with DEVELOPMENT POTENTIAL or possible EV CHARGING POINTS stc

Car Park @, Kingsley Road, Cotham, Bristol, BS6 6AF

THE PROPERTY

The Car Park, Land Adjacent To Kingsley House, Kingsley Road, Cotham, Bristol BS6 6AF

A secure Freehold gated car park measuring approximately 175 Sq M and currently arranged to provide parking for up to 6 vehicles.

Sold with vacant possession.

Tenure - Freehold

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

LOCATION

Kingsley Road is located just off the vibrant Cheltenham Road within the popular suburb of Cotham. Cheltenham Road is an affluent hot spot and offers an array of independent retailers, bars, cafes, pubs and restaurants. A number of highly acclaimed schools are within walking distance including Redland Green School, Colston's Girls School (primary and secondary) and Cotham School. Bristol City Centre is less than one mile away.

THE OPPORTUNITY

CAR PARK INCOME - £775 pcm | £9,300 pa

The car park generates an income of £775 pcm | £9,300 pa on a rolling monthly contract.

ELECTRIC VEHICLE CHARGING POINTS

We understand the land has scope for a phase 3 electricity connection and would be ideal for 6 car electric vehicle (EV) charging points.

DEVELOPMENT POTENTIAL

The vendor has previously sought planning consent for both a dwelling and large garage which have both been refused.

We understand the council are seeking a scheme " that will add a public or economic benefit " to the area and buyers are encouraged to consider applications for either an eco office or live work unit.

All subject to necessary consents.

PLANNING | GARAGE | REFUSED

Reference 19/03583/F

Alternative Reference PP-08015358

Application Received Mon 22 Jul 2019

Application Validated Fri 02 Aug 2019

Address Land Adjacent To Kingsley House Kingsley Road Cotham Bristol BS6 6AF

Proposal Erection of 1 no. garage with associated landscaping works.

Status Decided

Decision REFUSED

Decision Issued Date Thu 26 Sep 2019

Appeal Status Appeal decided

Appeal Decision Appeal Dismissed

PLANNING | DWELLING | REFUSED

Reference 19/01539/F

Alternative Reference PP-07701744

Application Received Thu 28 Mar 2019

Application Validated Tue 02 Apr 2019

Address Land Adjacent To Kingsley House Kingsley Road Cotham Bristol BS6 6AF

Proposal Erection of 1 no. dwelling (Use Class C3) with associated car parking, cycle storage, private amenity space and refuse storage. (Self Build).

Status Decided

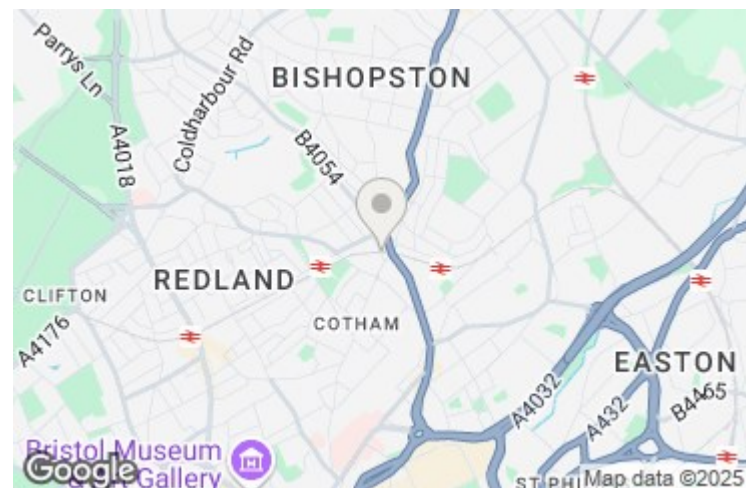
Decision REFUSED

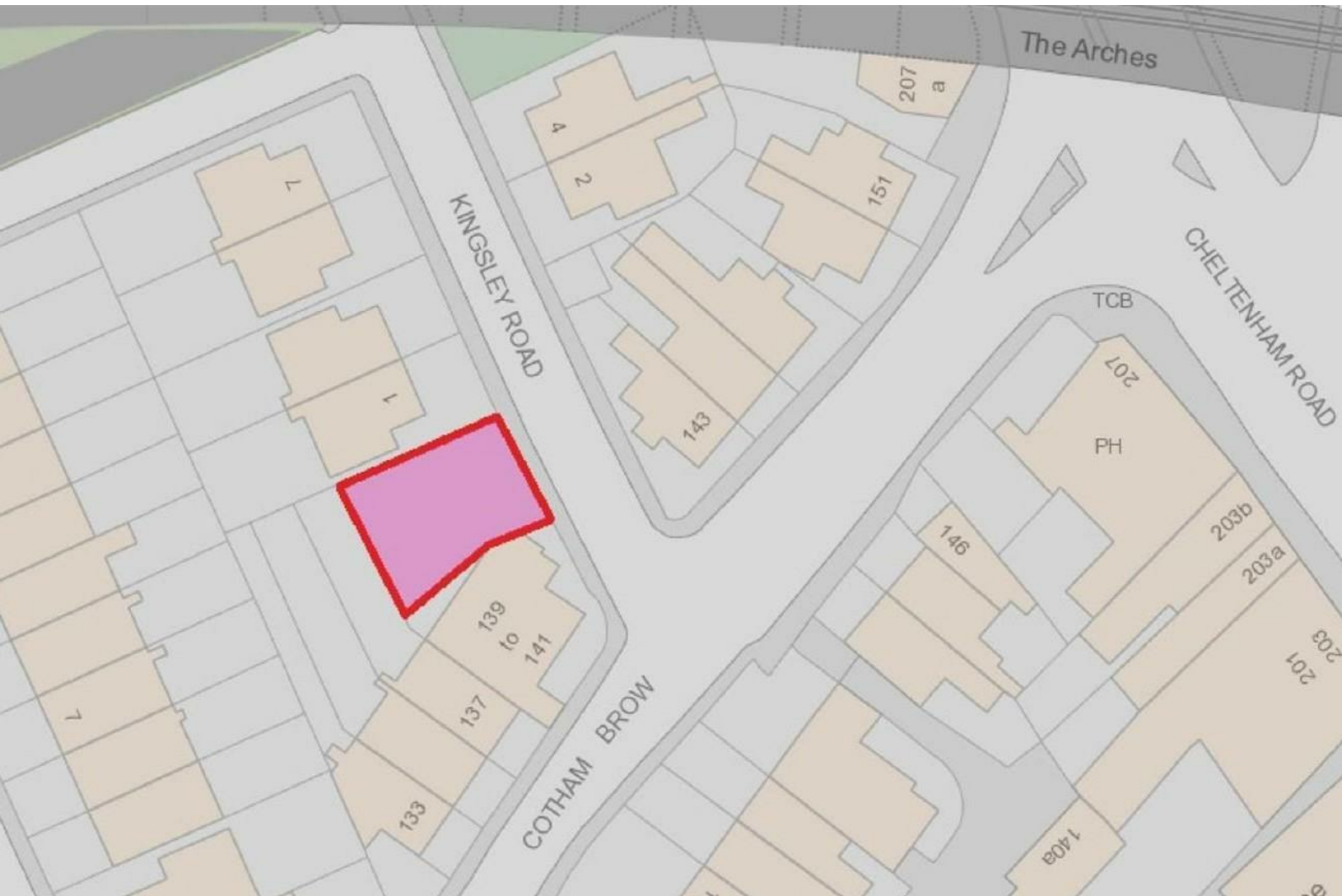
Decision Issued Date Fri 24 May 2019

Appeal Status Unknown

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-95%	A		
81-91%	B		
69-81%	C		
55-68%	D		
48-54%	E		
35-47%	F		
2-34%	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
10-48%	A		
49-74%	B		
75-90%	C		
91-94%	D		
95-98%	E		
99-100%	F		
101-102%	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: **0117 973 65 65**

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ