



LAND ADJOINING 59 KINGSFIELD LANE

HANHAM, BRISTOL, BS15 9NR



FOR INDICATIVE PURPOSES ONLY

AUCTION GUIDE £150,000+

Good size Building Plot with Full Planning granted for a 3 Bedroom Detached property with ensuite and 2 reception rooms plus a detached garage. The site offers extensive views and is situated in a quiet and idyllic residential location which is conveniently situated for local amenities. This is a rare find in this area.

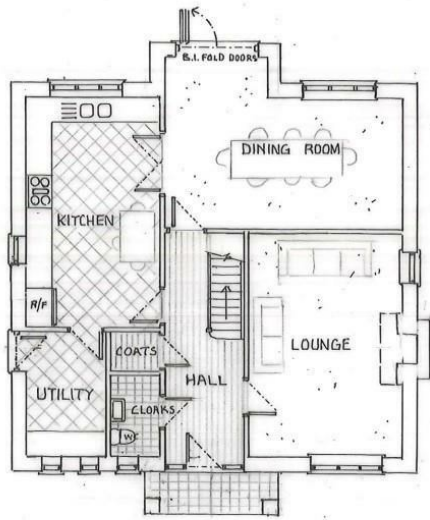
22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

0117 973 4940

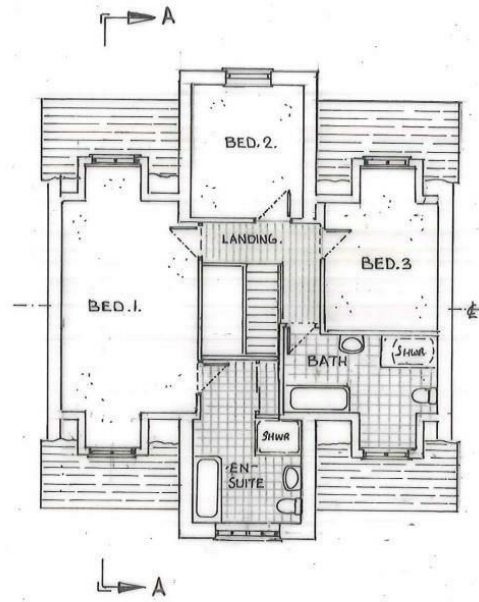
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LAND ADJOINING 59 KINGSFIELD LANE, HANHAM, BRISTOL, BS15 9NR



GROUND FLOOR PLAN



FIRST FLOOR PLAN

1:100

FOR SALE BY AUCTION

This property is due to feature in our online auction on 23 May 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

BUILDING PLOT WITH FULL PLANNING FOR 3 BEDROOM DETACHED DWELLING

DESCRIPTION

A building plot with full planning consent granted for the erection of a 3-bedroom detached house with 2 reception rooms and a detached garage. The site offers extensive views and is situated in a quiet and idyllic residential road which is conveniently situated for local amenities. This is a rare find in this location.

LOCATION

Situated in an idyllic and charming location where you could think you were in middle of the countryside, yet you are very convenient for a range of local amenities.

Hanham is a popular location in South Gloucestershire and provides convenient access to Bristol and Bath. Hanham High Street has an excellent range of local shops, facilities and amenities with the Avon Ring Road and Bristol/Bath cycle track a short distance away. Bristol city centre is within 4 miles, and Bath is approx 12.5 miles away.

PLANNING HISTORY

PLANNING GRANTED - 27th October 2023

APPLICATION NO: P23/00743/F

DESCRIPTION OF DEVELOPMENT: Erection of 1 no. detached dwelling and 1no. garage with associated works.

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,250 plus VAT (£1,500 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

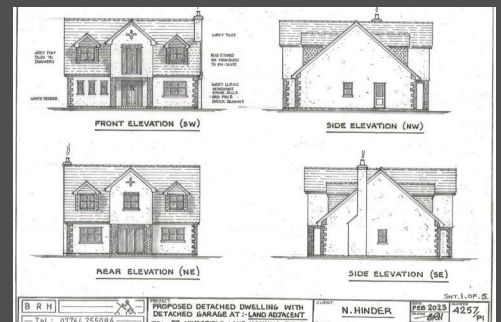
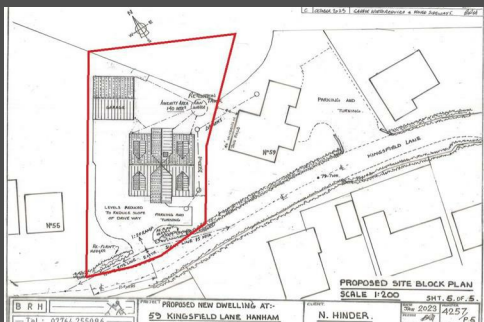
RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

PRELIMINARY DEPOSITS



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations 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 angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.