

CHRISTADELPHIAN MEETING HALL CHURCH HILL

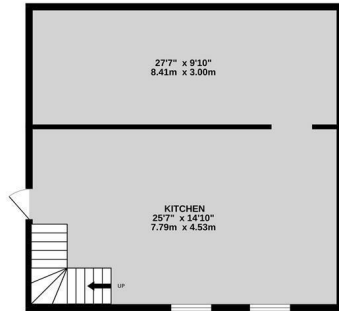
BRISLINGTON, BRISTOL, BS4 4LT

**AUCTION GUIDE £295,000**

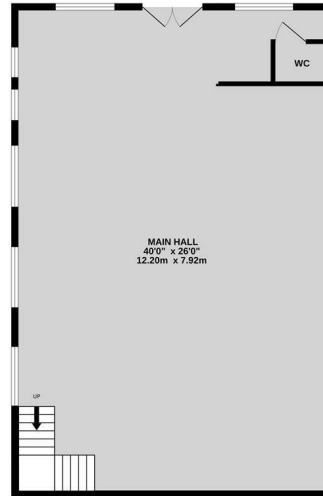
A substantial detached building measuring approx. 1673sq ft located on Brislington Hill, Brislington. Previously arranged as a place of worship with rear court yard. Full planning consent has been granted for a change of use of a place of worship (Class F) to a ten-bedroom House in Multiple Occupancy (Sui Generis), subject to agreement of conditions. Each bedroom will measure between 9.8sqm - 13.3sqm as well as benefiting from their own en-suites. We understand the current owner has done extensive work on the property including the removal of a Victorian syphon and excavation work to make for a new kitchen area as per the plans. Once fully let we would anticipate a rental in the excess of £84,000pa.

CHRISTADELPHIAN MEETING HALL CHURCH HILL, BRISLINGTON, BRISTOL, BS4 4LT

BASEMENT
632 sq.ft. (58.7 sq.m.) approx.



GROUND FLOOR
1041 sq.ft. (96.7 sq.m.) approx.



TOTAL FLOOR AREA : 1673 sq.ft. (155.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items not appropriate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency may be given. Made with MapInfo ©2024

FOR SALE BY AUCTION

This property is due to feature in our online auction on 21 March 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SOLD PRIOR - MEETING HALL - PLANNING GRANTED FOR CONVERSION TO 10 BED HMO

DESCRIPTION

A substantial detached building measuring approx. 1673sq ft located on Brislington Hill, Brislington. Previously arranged as a place of worship with rear court yard. Full planning consent has been granted for a change of use of a place of worship (Class F) to a ten-bedroom House in Multiple Occupancy (Sui Generis), subject to agreement of conditions. Each bedroom will measure between 9.8sqm - 13.3sqm as well as benefiting from their own en-suites. We understand the current owner has done extensive work on the property including the removal of a Victorian syphon and excavation work to make for a new kitchen area as per the plans. Once fully let we would anticipate a rental in the excess of £84,000pa.

LOCATION

The property is situated on Church Hill in Brislington in a predominantly residential area. Easy access is provided to Bristol and Bath via the A4 Bath Road and a wide range of amenities are available locally.

PLANNING

Full planning consent has been approved for the change of use of a place of worship (Class F) to a 10-bedroom House in Multiple Occupancy (Sui Generis) under Application No.22/01548/F, subject to approval of the planning conditions, which are currently in the consultation phase with the local council planning office. Please contact the office for further details.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

GROUND FLOOR - Approx. 1,041 sq ft (96.8 sq m)

Comprising the main hall and toilet facilities.

BASEMENT - Approx. 614.44 sq ft (57.08 sq m)

Comprising two rooms with access to the rear garden

COMPLETION

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

TENURE

We understand the property to be freehold. Please refer to the legal pack for confirmation on this.

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

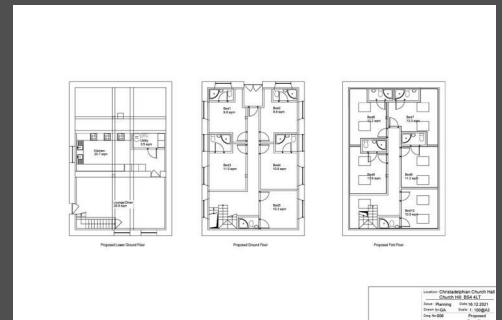
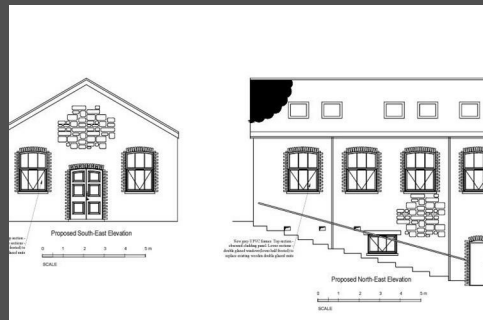
Please be advised that all purchasers are subject to a £1,250 plus VAT (£1,500 inc VAT) buyer's premium payable upon exchange of contracts.

*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.



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.