

BERWICK FARMHOUSE,  
BERWICK FARM, BERWICK LANE  
HALLEN, BRISTOL, BS10 7RS

Auction Guide £335,000+

- 25 July LIVE Online Auction
- Building plot with planning granted
- 4-bedroom detached house - approx. 303 m<sup>2</sup>
- Site area of approx. 0.6 acres
- GDV: Circa £1.25m
- 8-week completion



Auction & Commercial  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



# BERWICK FARMHOUSE, BERWICK FARM BERWICK LANE, HALLEN, BRISTOL, BS10 7RS

## Auction Guide £335,000+

### FOR SALE BY AUCTION

This property is due to feature in our online auction on 25 July 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

### VIEWINGS

By appointment

### SUMMARY

BUILDING PLOT (APPROX. 0.6 ACRES) - PLANNING GRANTED FOR A LUXURY 4-BEDROOM DETACHED HOUSE

### DESCRIPTION

An extremely rare opportunity to purchase a level building plot with full planning consent granted for the erection of a substantial 4-bedroom detached farm house style dwelling of approximately 303 m<sup>2</sup>. The site measures approximately 0.6 acres and is currently occupied by a dilapidated farmhouse, for which demolition has been approved under the planning consent. Situated in an idyllic country setting surrounded by fields and farm buildings, this is a fantastic opportunity for builders, developers and self-builders to create a unique family home in this location.

### LOCATION

From Hallen Road heading northwest, turn right onto Berwick Lane and proceed along the road for approximately 0.6 miles and Berwick Farm will be on your left-hand side. The property is approached via a newly installed road adjoining Berwick Lane. Upon entering the new road, Berwick Farmhouse can be found immediately on your right-hand side. The village of Hallen is situated just north of the Bristol city boundary, just 1.5 miles from Henbury and Blaise Castle Estate. Easy access is provided to the M4/M5 with links to London, South Wales, Birmingham and the South West. The Mall at Cribbs Causeway is also within easy reach by car. Schools close by include Blaise Primary and Nursery School, St Bede's Catholic College and Blaise High School.

### PLANNING

Full planning consent was granted on 13 October 2023 for the demolition of existing dilapidated farmhouse and the erection of a detached house with garage and parking under Application No. P23/00904/F. Pre-commencement planning conditions have been discharged under Application No. DOC24/00041 and the sale includes a full building regulation and working drawings package with structural designs. In effect, work on the development can commence without delay.

### PROPOSED HOUSE - 302.9 M<sup>2</sup>

The proposed dwelling is a substantial 4-bedroom detached home that has been thoughtfully designed in a farm house style with extra ceiling height throughout, a large full height oak fronted entrance hall and vaulted ceilings to first floor which could include oak feature beams. The ground floor will comprise a stunning entrance hall with a central staircase leading to the first floor and a galleried landing above. To the left of the entrance hall will be a generous living room with two windows to the front and bi-folding doors leading onto the rear garden. To the right, there will be a wet room and cinema/games room. At the rear of the ground floor, a stunning kitchen/dining/family room with a full width and height oak framed feature window will make the most of the views across the rear garden whilst bi-folding doors will add to the sense of light and space. The first floor accommodation is centred around the impressive galleried landing and comprises a master suite with dressing area and en-suite, the second bedroom with en-suite, two further double bedrooms and a family bathroom.

### GROSS DEVELOPMENT VALUE (GDV)

Once complete, we would anticipate a GDV in the region of £1,250,000.

### COMMUNITY INFRASTRUCTURE LEVY (CIL)

We understand from the vendor that the site is NOT subject to any CIL charges.

### LOCAL AUTHORITY

South Gloucestershire Council.

### COMPLETION

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

### TENURE

Understood to be freehold, please refer to the online auction legal pack for confirmation.

### BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,500 plus VAT (£1,800 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.

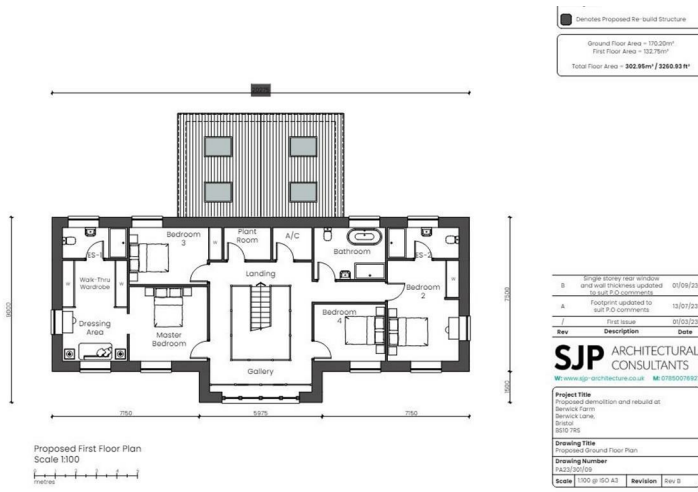
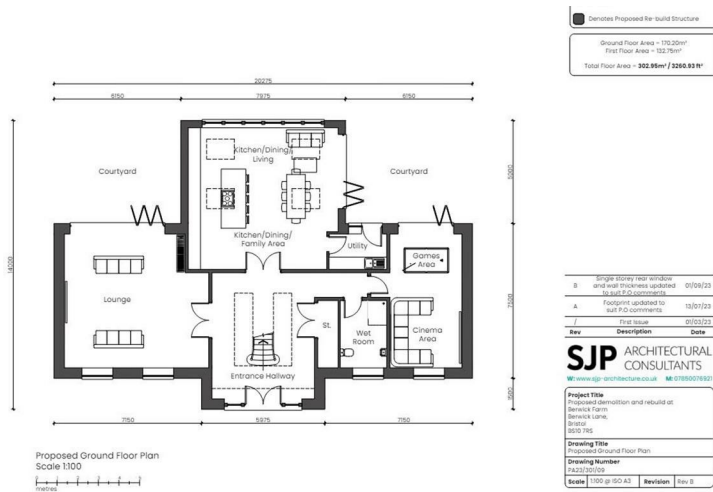
### RESERVE PRICE

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

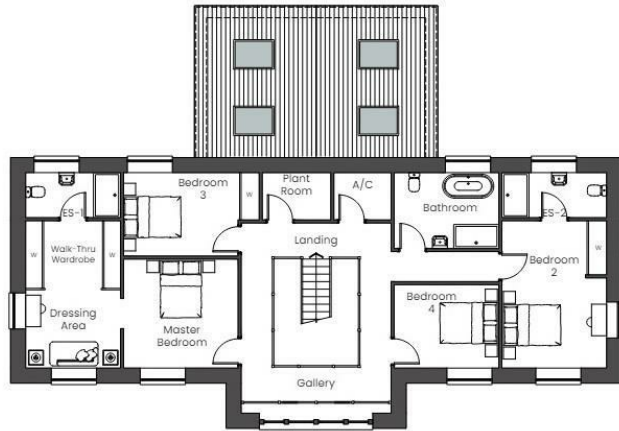
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility 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.



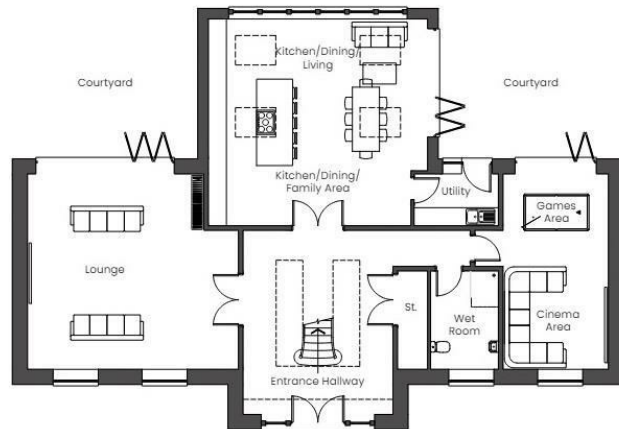


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.





Proposed First Floor Plan



Proposed Ground Floor Plan



22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)

