

THE COACH HOUSE, BERWICK FARM

BERWICK LANE, HALLEN, BRISTOL, BS10 7RS

Auction Guide £260,000+

- SOLD FOR £282,000 - 27 June Auction
- Development/Self-Build Opportunity
- Former coach house on 0.45 acre site
- Planning granted for residential conversion
- Proposed 4-bedroom house - 220 m²
- 8-week completion



Auction & Commercial
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THE COACH HOUSE BERWICK FARM, BERWICK LANE, HALLEN, BRISTOL,

Auction Guide £260,000+

FOR SALE BY AUCTION

This property is due to feature in our online auction on 27 June 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SOLD FOR £282,000 - DEVELOPMENT/SELF-BUILD PROJECT - PLANNING FOR 4 BEDROOM PROPERTY ON A 0.45 ACRE PLOT

DESCRIPTION

A fantastic development/self-build opportunity comprising a detached former agricultural coach house building within the grounds of Berwick Farm with full planning consent granted for restoration to provide a substantial 4-bedroom residential dwelling of approximately 220 m². The property sits on a generous plot of circa 0.45 acres, enjoys a stunning open outlook and includes the remains of an additional outbuilding intended for use a workshop/car port/store. A rare opportunity to create a unique and impressive residence 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, the Coach House can be found on the left 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 7th February 2024 for the conversion of existing building to form 1 no. dwelling house and restoration of an outbuilding for incidental residential use under Application No. P23/01722/F.

LOCAL AUTHORITY

South Gloucestershire Council.

PROPOSED DWELLING - 220 m²

The proposed dwelling will comprise of the following accommodation:

GROUND FLOOR: Living room, a double height kitchen/dining room with dual aspect double doors, a snug, home gym, utility room, cloakroom and the master bedroom with en-suite.

FIRST FLOOR: Three further double bedrooms, two en-suites and a family bathroom.

Externally, the property will benefit from extensive grounds including a large gravel driveway, private courtyards, lawned areas and the restored outbuilding.

GROSS DEVELOPMENT VALUE (GDV)

We would anticipate a GDV in the region of £1,100,000.

ADDITIONAL LAND & BUILDINGS

Please note that there is additional land and outbuildings situated to northwest and southeast of the Coach House that are available by separate negotiation. The land to the southeast contains dilapidated former agricultural buildings that may offer scope for further development, subject to consents.

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

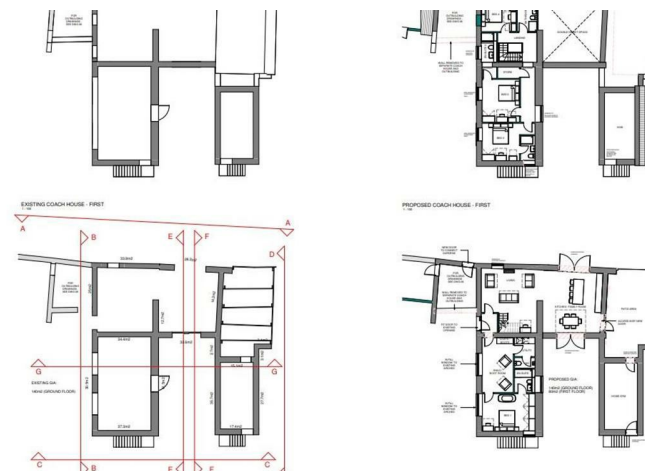
Please be advised that all purchasers are subject to a £1,250 plus VAT (£1,500 inc VAT) buyer's premium payable upon exchange of contracts.

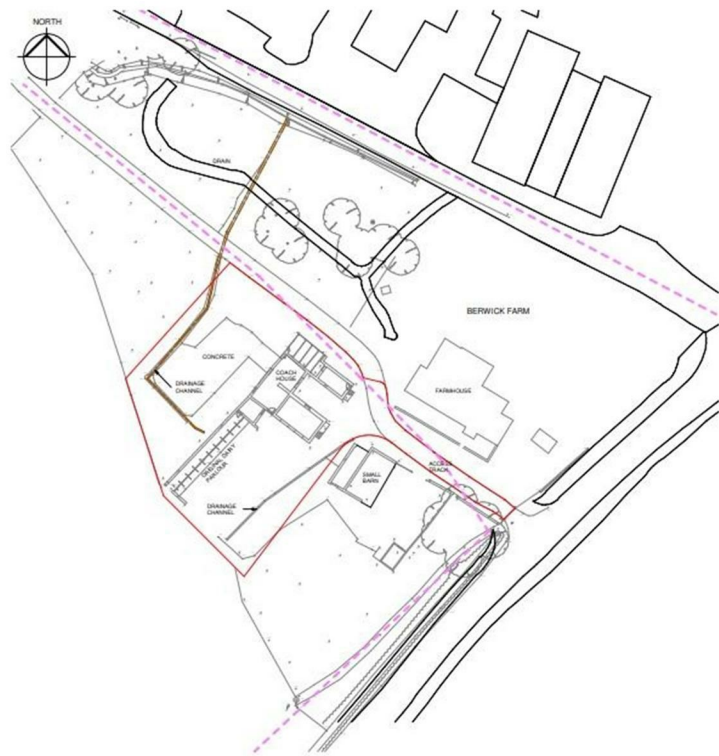
*GUIDE PRICE

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.





EXISTING SITE PLAN
1:500

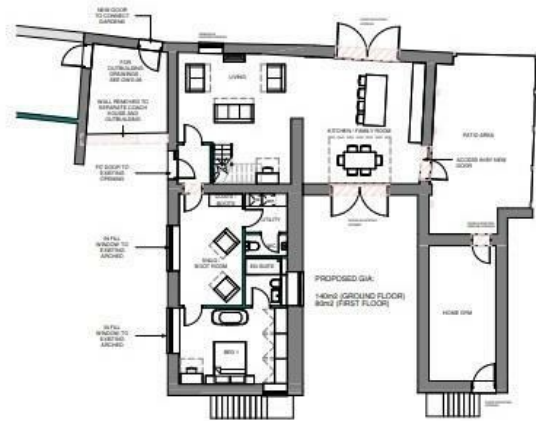


PROPOSED SITE PLAN
1:500

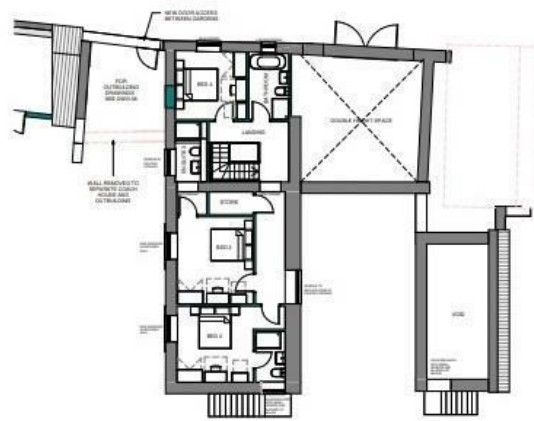


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PROPOSED COACH HOUSE - GROUND
1: 100



PROPOSED COACH HOUSE - FIRST
1: 100



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