

LAND REAR OF 34 & 35 UPPER BELGRAVE ROAD
CLIFTON, BRISTOL, BS8 2TZ



AUCTION GUIDE £40,000 - £60,000

GUIDE PRICE £50,000-£60,000

A rare opportunity to purchase a parcel of land with a variety of potential uses in a prime location in Clifton. The land previously benefited from planning consent for the erection of a modern 3-bedroom house (now lapsed) but also offers scope to create parking and/or garaging, subject to consents. The site is situated on Belgrave Hill within close proximity to Durdham Downs where parking is at a premium.

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FOR SALE BY AUCTION

This property is due to feature in our online auction on 17 October 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SOLD FOR £40,000 - PARCEL OF LAND IN A PRIME CLIFTON LOCATION

DESCRIPTION

A rare opportunity to purchase a parcel of land with a variety of potential uses in a prime location in Clifton. The land previously benefited from planning consent for the erection of a modern 3-bedroom house (now lapsed) but also offers scope to create parking and/or garaging, subject to consents. The site is situated on Belgrave Hill within close proximity to Durdham Downs where parking is at a premium.

LOCATION

The land is situated on Belgrave Hill in Clifton within close proximity to Durdham Downs. From Upper Belgrave Road turn onto High Street and take the first right onto Belgrave Hill. Proceed down the road and the land can be found on your right hand side.

PLANNING HISTORY

Planning consent was granted at appeal for the erection of a 3-bedroom modern eco-house on 19 February 2021 under Appeal Ref: APP/Z0116/W/20/3260517 (Original Planning Ref: 20/00691/F). This consent has now lapsed.

LOCAL AUTHORITY

Bristol City Council.

TENURE

Leasehold - 999 year lease with 863 years remaining.

COMPLETION

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

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@magsandallen.co.uk

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.

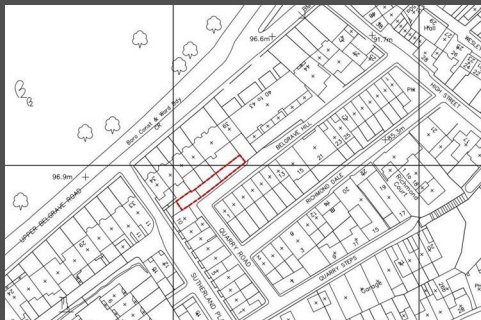
PROXY, TELEPHONE & ONLINE REMOTE BIDDING

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.

PRELIMINARY DEPOSITS

The Preliminary Deposit required for each lot you wish to bid for will be calculated based upon the Guide Price as follows:

£1,000 - £150,000: £5,000
£151,000 and above: £10,000



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.