

estate agents **auCTIONEERS**

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Development Site @ 79A Grove Road, Fishponds, Bristol, BS16 2BP
Guide Price £675,000

Hollis Morgan – LAND AND DEVELOPMENT – A Freehold 0.5 ACRE DEVELOPMENT SITE with PLANNING GRANTED to erect a scheme of 11 X 3 BED (911 Sq Ft) HOUSES with GARDENS and PARKING.

- FREEHOLD
- DEVELOPMENT SITE
- RESI PLANNING GRANTED
- 11 X 3 BED HOUSES
- GDV £4.745m - £4.945m
- 0.5 ACRES
- PARKING
- OFFERS INVITED

THE SITE
ADDRESS | Development Site @ 79a Grove Road, Fishponds, Bristol BS16 2BP

A prime Freehold site of approximately 0.5 acres with a range of existing one and two story buildings and wide frontage on Grove Road within walking distance of the local parks and High Street.
Sold with vacant possession.

Development Costs - Detail available upon request
Tenure - Freehold
Utilities, Rights & Restrictions - Please refer to the Legal Pack
Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY
DEVELOPMENT SITE | PLANNING GRANTED

Planning (23/00133/F) has been granted to demolish the existing industrial buildings and erect a stylish scheme of 11 x 3 bedroom dwellings (911 Sq Ft) with parking and gardens and a proposed GDV of £4.745m - £4.945m

Please note were informed there is no condition from the council for the 23/00133/F scheme to be constructed to Passivhaus regs - the only condition relating is a reduction in co2.
Please refer to planning info.

ALTERNATIVE SCHEMES

The site will suit a range of potential uses including continued industrial use or conversion of the existing commercial buildings into residential units.
Interested parties should note the historic and now lapsed planning scheme (16/02130/F) for a higher density development.
All above subject to gaining the necessary consents.

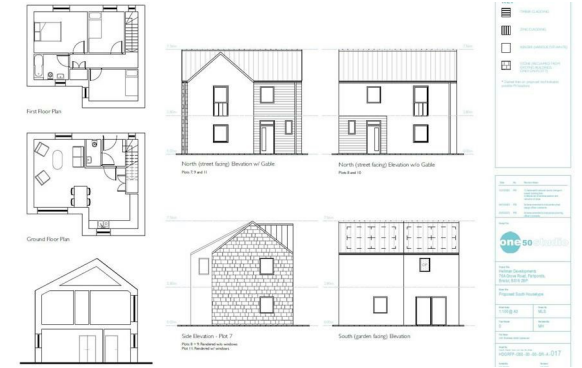
PROPOSED SCHEDULE OF DEVELOPMENT

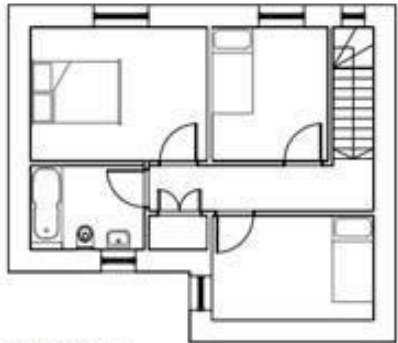
- Unit 1 – 3 Bedroom Semi Detached House | 911 Sq Ft | Parking | Garden
- Unit 2 – 3 Bedroom Semi Detached House | 911 Sq Ft | Parking | Garden
- Unit 3 – 3 Bedroom End of Terrace House | 911 Sq Ft | Parking | Garden
- Unit 4 – 3 Bedroom Terraced House | 911 Sq Ft | Parking | Garden
- Unit 5 – 3 Bedroom Terraced House | 911 Sq Ft | Parking | Garden
- Unit 6 - 3 Bedroom End of Terrace House | 911 Sq Ft | Parking | Garden
- Unit 7 – 3 Bedroom Semi Detached House | 911 Sq Ft | Parking | Garden
- Unit 8 – 3 Bedroom Semi Detached House | 911 Sq Ft | Parking | Garden
- Unit 9 – 3 Bedroom End of Terrace House | 911 Sq Ft | Parking | Garden
- Unit 10 – 3 Bedroom Terraced House | 911 Sq Ft | Parking | Garden
- Unit 11– 3 Bedroom End of Terrace House | 911 Sq Ft | Parking | Garden

PROPOSED GDV SCHEDULE

- Unit 1 – £450,000 - £465,000
- Unit 2 – £450,000 - £465,000
- Unit 3 – £425,000 - £445,000
- Unit 4 – £415,000 - £435,000
- Unit 5 – £415,000 - £435,000
- Unit 6 - £425,000 - £445,000
- Unit 7 – £450,000 - £465,000
- Unit 8 - £450,000 - £465,000
- Unit 9 – £425,000 - £445,000
- Unit 10 – £415,000 - £435,000
- Unit 11– £425,000 - £445,000
- Total - £4.745m - £4.945m

For further information on GDV and sales advice please contact the Hollis Morgan New Homes Team.





First Floor Plan



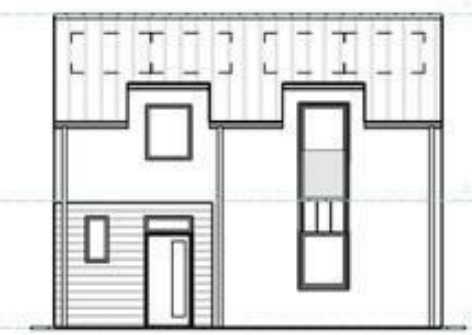
Ground Floor Plan



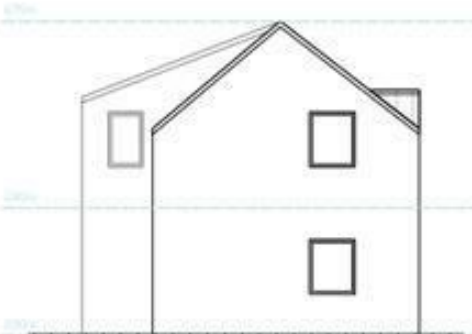
Section A-A



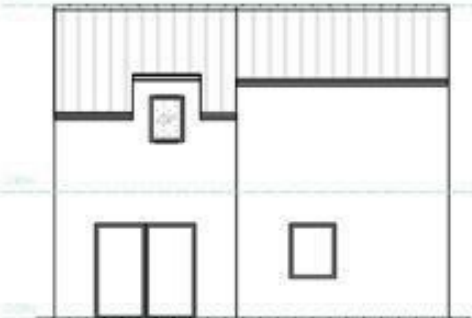
South (street facing) Elevation w/ Gable
Plot 1



South (street facing) Elevation w/o Gable
Plots 3, 4, 5 and 6



Side Elevation - Plot 1
Plot 3: Rendered w/o windows
Plot 6: Rendered w/ windows



North (garden facing) Elevation

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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