

estate agents **auctioneers**

**hollis
morgan**

Brent Knoll Bungalow Cribbs Causeway, Bristol, BS10 7TG
£950,000

Hollis Morgan LAND AND NEW HOMES - A rare opportunity to acquire a freehold development opportunity comprising detached bungalow in a 1.33 acre plot.

- FREEHOLD
- DEVELOPMENT POTENTIAL SUBJECT TO PP
- NO CHAIN
- 1.33 ACRE PLOT
- PRIME DEVELOPMENT LOCATION

The Property & Site

The Opportunity - NEW BUILD DEVELOPMENT

We have been advised subject to planning there is the possibility of obtaining permission for 8 - 10 homes with a potential GDV of £3,600,000 - £4,500,000.

The existing property is not listed and would be suitable for demolition.

Please contact Calum Melhuish from the Hollis Morgan Land & New Homes team for advice on GDV's

Location

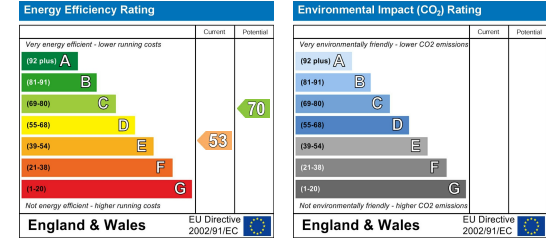
The site occupies a prominent position on the A4018 with excellent access to the regional shopping centre at Cribbs Causeway and the M5 / M4 motorway networks.

Local amenities can be found in Brentry and Westbury on Trym.

Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.





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