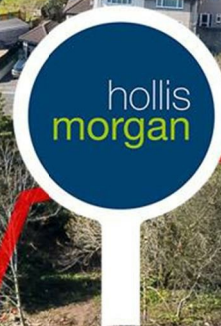


estate agents **auctioneers**

**hollis
morgan**



Development Site @, 23 Montpelier, Weston-Super-Mare, North Somerset, BS23
251
Guide Price £350,000

Hollis Morgan – LAND AND DEVELOPMENT – A Freehold DEVELOPMENT SITE (0.49 a) with PLANNING GRANTED to erect a RESIDENTIAL SCHEME of 7 UNITS with a GDV of £1.895m

- FREEHOLD
- DEVELOPMENT SITE
- RESI PLANNING GRANTED
- 7 UNITS
- GDV £1.895M
- 4 x 2 bed | 2 bath apartments
- 1 x 3 bed | 2 bath Duplex
- 1 X 1 Bed | 1 Bath Flat
- 1 x 2 bed | 2 Bath Coach House.

THE LAND
ADDRESS | Development Site @ 23 Montpelier, Weston-Super-Mare, North Somerset BS23 2RJ

A level Freehold development site of 0.49 acres with vehicular access from Montpelier.
Sold with vacant possession.

Tenure - Freehold
THE OPPORTUNITY
RESIDENTIAL DEVELOPMENT | PLANNING GRANTED

Planning has been granted to erect a scheme of 7 residential units with an anticipated GDV of £1.895m
The scheme comprises 4 x 2 bed | 2 bath apartments, 1 x 3 bed | 2 bath Duplex, 1 X 1 Bed | 1 Bath Flat and 1 x 2 bed | 2 Bath Coach House.

Interested parties will note that the CIL has been paid (£26,000) following the commencement of works as the site has been excavated and ready for foundations (£60,000) and as such we understand the project can be completed under the previous building regs terms.

There is potential to tweak the layout of flat 6 to create an extra bedroom to increase to a 2 bed unit.

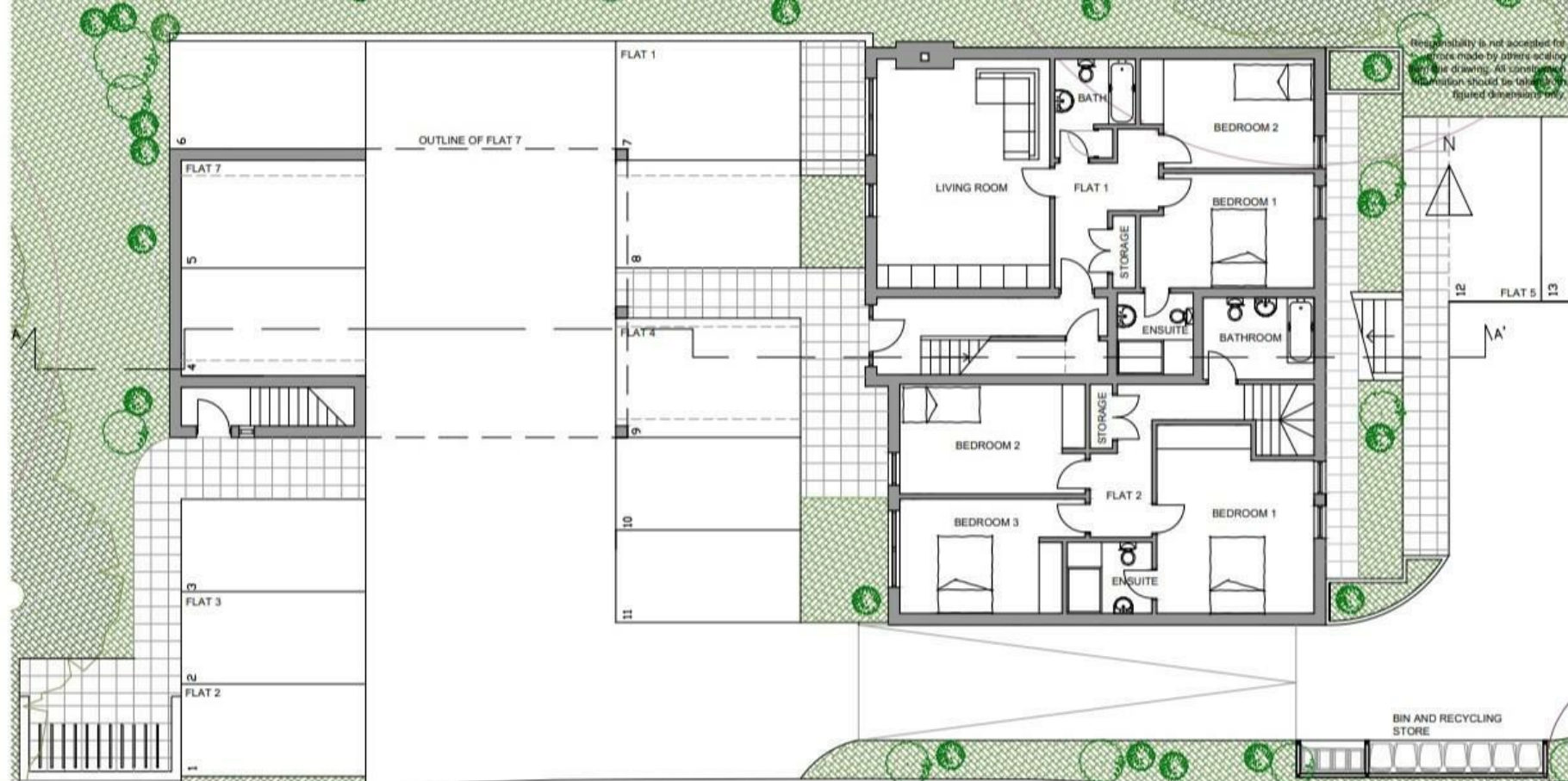
There is additional land on the site that may have scope for extra development - subject to consents.

- PROPOSED SCHEDULE OF ACCOMODATION**
- Flat 1 – 775 Sq Ft | Lower Ground Floor | Open Plan Kitchen / Diner / Living Space | Bedroom 1 | En Suite | Bedroom 2 | Bathroom
 - Flat 2 – 1076 Sq Ft | Lower Ground & Ground Floor | Open Plan Kitchen / Diner / Living Space | Terrace | Bedroom 1 | En Suite | Bedroom 2 | Bedroom 3 | Bathroom
 - Flat 3 – 753 Sq Ft | Ground Floor | Open Plan Kitchen / Diner / Living Space | Bedroom 1 | En Suite | Bedroom 2 | Bathroom
 - Flat 4 – 785 Sq Ft | First Floor & Top Floor | Open Plan Kitchen / Diner / Living Space | Bedroom 1 | En Suite | Bedroom 2 | Bathroom
 - Flat 5 – 785 Sq Ft | First Floor | Open Plan Kitchen / Diner / Living Space | Bedroom 1 | En Suite | Bedroom 2 | Bathroom
 - Flat 6 – 683 Sq Ft | Top Floor | Open Plan Kitchen / Diner / Living Space | Bedroom 1 | En Suite
 - Coach House | 818 Sq Ft | Ground Floor | Open Plan Kitchen / Diner / Living Space | Bedroom 1 | En Suite | Bedroom 2 | Bathroom
- Allocated off street parking.

- PROPOSED SCHEDULE OF GDV**
- Flat 1 - £250,000
 - Flat 2 - £320,000
 - Flat 3 - £260,000
 - Flat 4 - £275,000
 - Flat 5 - £265,000
 - Flat 6 - £250,000
 - Coach House - £275,000
 - Total - £1.895m

PLANNING GRANTED
Reference 17/P/5425/FUL
Application Received Fri 08 Dec 2017
Application Validated Fri 08 Dec 2017
Address 23 Montpelier Weston-super-mare North Somerset
Proposal Erection of 7no residential dwellings (flats) with associated parking and landscaping. Alterations to pedestrian and vehicular access
Status Decided
Decision Approve
Decision Issued Date Wed 14 Mar 2018
Appeal Status Not Available
Appeal Decision Not Available





INTERNAL FLOOR AREA

FLAT 1: 72m²
 FLAT 2: 100m²
 FLAT 3: 70m²
 FLAT 4: 73m²
 FLAT 5: 73m²
 FLAT 6: 63.5m²
 FLAT 7: 76m²

E Note amended 06.12.17
 D Additional parking, Flat 7 amended 02.11.17
 C Parking and flathouse updated 17.10.17
 B Windows and parking updated 17.05.17
 A Notes added 24.02.17

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