

MAGGS & ALLEN

LITTLE ORCHARD

CRIBBS CAUSEWAY, ALMONDSBURY,
BRISTOL, BS10 7TL

Offers In Excess Of £1,100,000

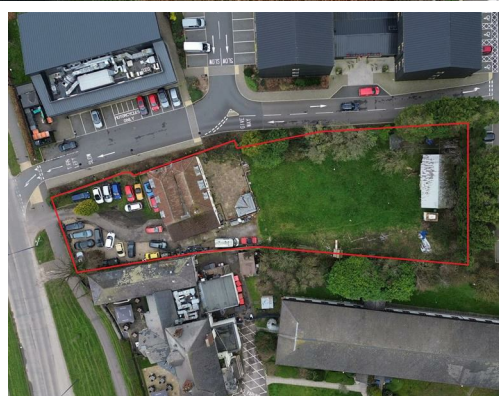
- Prime Development Site at Cribbs Causeway
- Approx. 0.67 Acres
- Full Planning granted for 22 Apartments
- Potential for alternative residential/commercial schemes
- Existing detached house with consent for demolition



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk



DESCRIPTION

An exceptional opportunity to acquire a substantial development site extending to approximately 0.67 acres, situated within an area experiencing significant ongoing regeneration and redevelopment.

The property benefits from full planning permission for the demolition of the existing dwelling and the construction of an impressive four-storey scheme comprising 22 modern apartments, presenting a ready-to-implement residential development project.

Strategically positioned, the site sits between Mollie's Diner and Miller & Carter Steakhouse, providing excellent visibility and access within a well-established commercial and residential setting. In addition to the approved scheme, the site may offer further potential for alternative residential or commercial redevelopment, subject to the relevant planning permissions.

This prime and versatile development site offers a rare opportunity for developers seeking a high-profile location with strong future potential.

LOCATION

The site is situated in a prime position between Mollie's Diner and Miller & Carter on Cribbs Causeway, with direct access and frontage onto the A4018. Junction 17 of the M5 motorway can be reached within 400 metres and a wide variety of retail and leisure facilities are on the doorstep at The Mall at Cribbs Causeway. The Mall comprises of an enclosed shopping complex, retail parks, restaurants, supermarkets, a cinema, bowling alley and gym. Excellent transport links are provided to Bristol city centre, which is located approximately 5.5 miles to the south.

PLANNING

Full planning permission has been granted for the demolition of the existing dwelling and the erection of 22 flats, including alterations to the existing vehicular access and the construction of parking areas.

Planning Application Reference - P20/16564/F

Planning Granted - 21 February 2024

Local Authority - South Gloucestershire Council

The site may also be suitable for a wide range of alternative residential or commercial redevelopment schemes, subject to obtaining the necessary planning consents.

SECTION 106 AGREEMENT

The approved planning consent above is subject to a Section 106 Agreement, which includes an 'Off Site Open Spaces Contribution' in the amount of £67,589.

PROPOSED SCHEDULE OF ACCOMMODATION

The approved planning consent comprises a scheme of 22 apartments (13 x 2-bedroom apartments and 9 x 1-bedroom apartments). We understand the planning consent includes a requirement for 8 of the 22 apartments to be Affordable Homes, seven of which for social rent and one of which for shared ownership.

EXISTING ACCOMMODATION

The site is currently occupied by a substantial detached house comprising an entrance hall, two reception rooms, a kitchen/breakfast room, utility room and integral garage on the ground floor with four bedrooms and a bathroom on the first floor.

SITE PLAN & AERIAL IMAGES

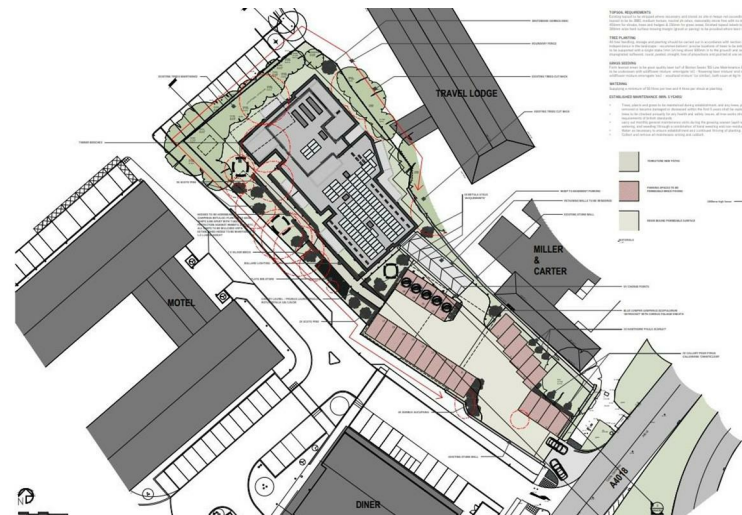
The site plan and aerial images are provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

TENURE

Understood to be freehold.

VIEWING

Strictly by appointment with Maggs & Allen - 0117 973 4940.





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.



AS PROPOSED - PLANS



22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

**MAGGS
& ALLEN**