

# Residential Development Land Sales



**250 Stapleton Road, Easton, Bristol, BS5 0NT**

**Guide Price £270,000**

Hollis Morgan – A Freehold DEVELOPMENT OPPORTUNITY with PLANNING GRANTED to create a mixed use scheme of 2 X FLATS | 1 X RETAIL

# 250 Stapleton Road, Easton, Bristol, BS5 0NT

## THE PROPERTY

ADDRESS | 250 Stapleton Road, Easton, Bristol BS5 0NT

A Freehold commercial property occupying a prime corner position on this popular High Street close to the City Centre. Sold with vacant possession.

Tenure - Freehold

EPC - B

## THE OPPORTUNITY

MIXED USE DEVELOPMENT OPPORTUNITY

Planning was granted ( 23/02560/F ) in February 2025 to create a mixed use scheme comprising of a self contained commercial unit with corner trading position and two self contained flats on the upper floors with independent access from Oxford Place.

Please refer to independent rental appraisal.

## PROPOSED SCHEDULE OF ACCOMODATION

Ground Floor

Retail Unit | 538 Sq Ft | Kitchen | Bathroom | Corner Trading Position

Entrance to Flats

Bike & Bin Stores

First Floor - 3 Bed Flat

Self Contained Flat | 742 Sq Ft | Open Plan Kitchen Diner Living Space | Bedroom 1 | Bedroom 2 | Bedroom 3 | Bathroom

Second Floor - 2 Bed Flat

Self Contained Flat | 678 Sq Ft | Open Plan Kitchen Diner Living Space | Bedroom 1 | En Suite | Bedroom 2 | Bathroom

## PLANNING GRANTED

Reference 23/02560/F

Alternative Reference PP-12212736

Application Received Tue 27 Jun 2023

Application Validated Tue 11 Jul 2023

Address 250 Stapleton Road Easton Bristol BS5 0NT

Proposal Proposed redevelopment for commercial and residential purposes. The ground floor will be developed for a commercial unit and bin/bike stores, while the first and second floors will be developed as flats.

Status Decided

Decision GRANTED subject to condition(s)

Decision Issued Date Tue 04 Feb 2025

## PLANNING INFORMATION

Full details of the proposed scheme and drawings can be downloaded with the online legal pack.

## RE SALE VALUES

First Floor - 3 Bed Flat

Self Contained Flat | 742 Sq Ft | Open Plan Kitchen Diner Living Space | Bedroom 1 | Bedroom 2 | Bedroom 3 | Bathroom  
£225,000

Second Floor - 2 Bed Flat

Self Contained Flat | 678 Sq Ft | Open Plan Kitchen Diner Living Space | Bedroom 1 | En Suite | Bedroom 2 | Bathroom  
£200,000

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

## RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

250, Stapleton Road, 3 bed flat – £1600pcm - £1700pcm | 2 bed flat - £1200pcm - £1300pcm

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.

## COMMERCIAL RENTAL APPRAISAL

Local Commercial agents Burston Cook have advised the commercial unit would command a rent in the region of £10,000 - £12,000 per annum

Please contact Charlotte Bjoury to discuss in more detail.

0117 934 9977

Charlotte@burstoncook.co.uk

www.burstoncook.co.uk

## LOCATION

The property occupies a prime location on this busy and popular High Street location with independent retailers, pubs, bars, cafes, and convenience stores.

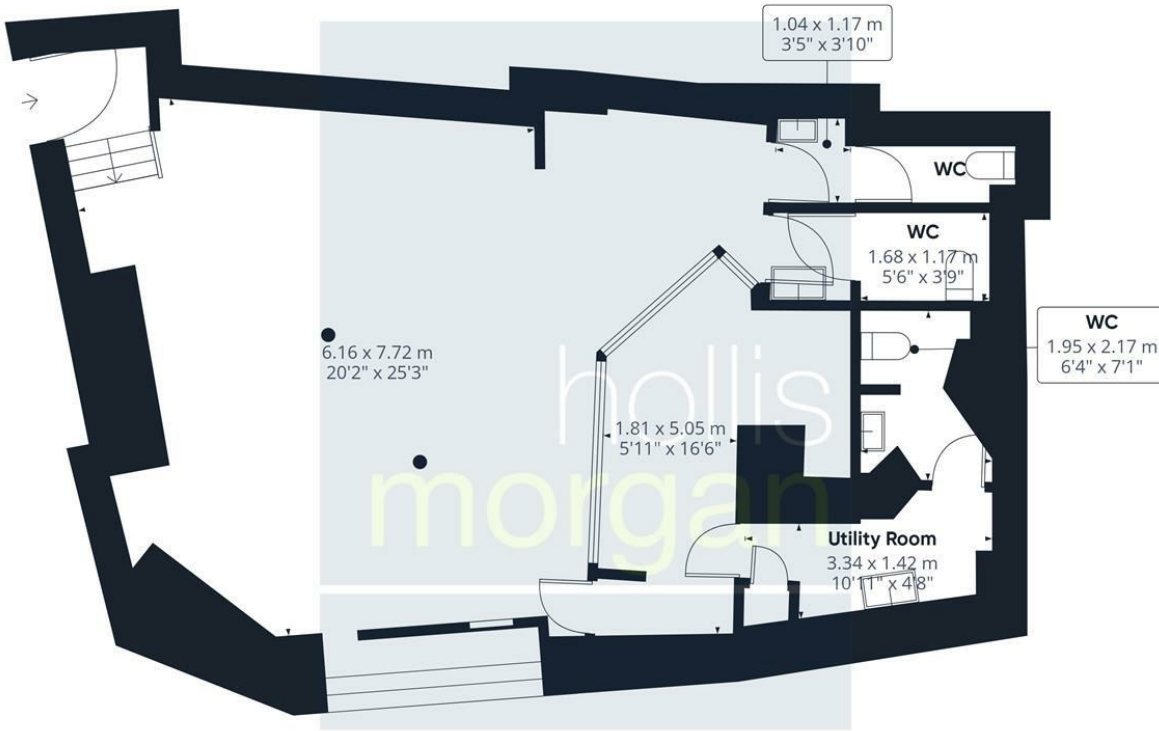
The M32 Motorway is nearby and provides direct routes in and out of Bristol and the City Centre is approximately 1.5 miles away.

## PROPERTY DETAILS DISCLAIMER

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 contained in the legal pack. 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 have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. 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.

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Approximate total area<sup>(1)</sup>  
77.4 m<sup>2</sup>  
833 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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