

# Residential Development Land Sales



**Development Site @ 74 Oak Road, Horfield, Bristol, BS7 8RZ**

**Guide Price £450,000**

Hollis Morgan – LAND AND DEVELOPMENT - Development opportunity for 6 x APARTMENTS in popular area of HORFIELD in Bristol, with FULL PLANNING and potential to start on site this year.

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## INTRODUCTION

Hollis Morgan Land & Development have been appointed by the owners on the sale of this Freehold property known as Garage at 74 Oak Road, Horfield, Bristol, BS7 8RS, in the popular area of Horfield in Bristol, just off Gloucester Road.

This former garage workshop and commercial property has the benefit of a detailed planning consent for the demolition of the partial existing building and construction of 6 x one & two bedroom apartments.

## THE OPPORTUNITY

Detailed planning was granted in May 2024 for 6 x one & two bedroom apartments over 3 floors.

The total Gross Internal Area is 4,198 SqFt /390 SqM (excluding garages)

Our opinion of the GDV is £1,700,000.

Guide Price of £400,000 to £500,000

## SCHEDULE OF ACCOMODATION

Plot 1 1 Bedroom 581 SqFt Ground Floor

Plot 2 1 Bedroom 753 SqFt Ground Floor

Plot 3 2 Bedrooms 753 SqFt First Floor

Plot 4 1 Bedroom 657 SqFt First Floor

Plot 5 2 Bedrooms 797 SqFt Second Floor

Plot 6 1 Bedroom 657 SqFt Second Floor

## PLANNING

Planning References - Bristol City Council

- Full Application consent: 22/03444/F - Granted at Appeal on 15 May 2024

All plans available on the planning portal and within the Data Room

## CIL

The CIL liability for the site is £6,046.09. See Data Room for Liability Notice

## RETAINED OFFICE, FLYING FREEHOLD & ADJACENT PROPER

The existing building includes a flying freehold over the accessway to the rear commercial garage workshop.

The first floor over the flying freehold are offices at the front and at the rear is a WC / Toilet area owned by the owner of the adjacent property. It has been designed within the planning consent that a flying freehold section will remain (see Second Floor Plan) where the services and WC / Toilet will still be in use by the adjacent property. This will need to be agreed as part of the Party Wall agreement. The Seller of the Garage will also be retaining an office, which is the final window on the right hand side, fronting Elm Road.

The Purchaser should satisfy themselves in relation to proposing any trade or buyout of the The Sellers retained office and/or the adjacent property's WC / Toilet.

## LOCATION

This development site is located on the corner of Oak Road & Elm Road in the popular 'Trees' area of Horfield. Oak Road is

an attractive street

with Victorian terraced houses which is sought after for its quiet residential feel, whilst sitting moments away from the vibrant independent shops, cafes and pubs on Gloucester Road.

Residents of this new development will benefit from easy access to the green spaces of Horfield Common and Horfield Leisure Centre.

Horfield itself is well located with easy access to Bristol City Centre down Gloucester Road, as well as being within striking distance of North Bristol, with its large employment zone and road access to the wider South West via the M4 & M5 motorways.

## SITE VISITS

To arrange an internal inspection please contact Hollis Morgan.

## VAT

We understand the building is not elected for VAT.

## VACANT POSSESSION

The property is expected to be fully vacant by 31 August 2026.

## METHOD OF SALE

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The site is to be sold by informal tender, Subject to Contract.

Unconditional offers are sought on the basis of the current detailed consent for the 6 x apartments.

Deadline of 12noon on Friday 5 June 2026.

Bids are to be emailed directly to:

patrick@hollismorgan.co.uk and krish@hollismorgan.co.uk

## DETAILS TO ACCOMPANY BIDS

As part of your bid, please provide:

- Price
- Payment profile (deposit level & any deferred payments)
- Conditions of the purchase
- Timescales for purchase
- Financing Details - Proof of Funds, including details of lender

## SALES VALUES

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Please contact our Director, Daniel Harris from the Hollis Morgan New Homes team for bespoke pricing appraisals and market information:

Daniel Harris

New Homes Director

E: dan@hollismorgan.co.uk

T: 07779 151505

T: 0117 973 6565 Option 2

## CONTACT DETAILS

All Enquiries:

Krish Vij

Land & Development Negotiator

E: krish@hollismorgan.co.uk

T: 0117 973 6565, Option 3

# Development Site @ 74 Oak Road, Horfield, Bristol, BS7 8RZ

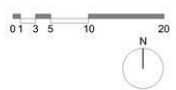
Patrick Addison  
Land & Development Director  
E: [patrick@hollismorgan.co.uk](mailto:patrick@hollismorgan.co.uk)  
T: 0117 973 6565, Option 3



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 Prior to commencement of works on the site, the contractor should check all dimensions on the drawings and check against actual site dimensions, and report any discrepancies immediately to the Architect.  
 Written dimensions are to take precedence over scaled dimensions.



Proposed Site Plan



02	16.06.2022	PT	Red line boundary amended
Rev	Date	By	Description
<b>noma architects</b>			
14 Guinea Street Redcliffe, Bristol BS1 6SX T 0117 929 2041 E mail@noma-uk.com www.noma-uk.com			
Job: <b>74 Oak Road, Bristol</b>			
Client: <b>Stephen Finch</b>			
Drawing Title: <b>Proposed Site Block Plan</b>			
Drawing Number: <b>2302 3100 02</b>			
Project	Number	Revision	
Planning			
Proposed Date: <b>24.05.2022</b>			Scale: <b>A3</b>
Drawn	Checked	Issue Date	Size
<b>2302</b>	<b>Noma</b>	<b>-</b>	<b>DR A S1</b>
NOMA Project No	Owner	Zone	Level Type Role Status

e-mail: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk) [www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: **0117 973 65 65**

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