

MAGGS & ALLEN

6 DINGLE ROAD

COOMBE DINGLE, BRISTOL, BS9 2LW

Price Guide £750,000

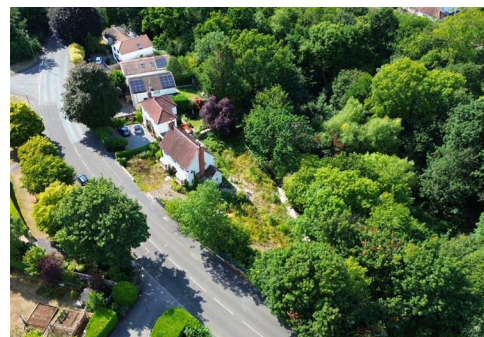
- PRIME DEVELOPMENT OPPORTUNITY
- Planning consent granted for 6 luxury apartments
- Potential to amend planning to 3 x 4-bedroom houses
- GDV of £2.65M - £2.85M
- Superb location on the borders of Coombe Dingle & Stoke Bishop



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

0117 973 4940

www.maggsandallen.co.uk



DESCRIPTION

A superb development opportunity comprising a site of approximately 0.26 acres with full planning consent granted for the demolition of the existing house and the erection of 6 new luxury apartments (3 x 2-bedroom duplex apartments and 3 x 2-bedroom apartments) with terraces, gardens and parking. The site backs onto The Dingle woodland and provides easy access to Blaise Castle Estate. There is scope to amend the approved planning permission to provide 3 x 4-bedroom houses (subject to consents), which is likely to increase the GDV and reduce build costs. A superb opportunity for builders and developers to create an exclusive development in one of Bristol's premier locations.

LOCATION

The site is situated on the borders of Stoke Bishop and Coombe Dingle with lovely local woodland walks through The Dingle and Blaise Castle Estate nearby. Westbury-on-Trym Village, Canford park and bus connections to central Bristol are all within easy reach along with access to the motorway network.

PLANNING

Full planning consent was granted on 25 November 2020 for the demolition of the existing buildings and the erection of 6no. dwellings with associated works under Application No. 19/05047/F. The approved plans were amended under Application Number 22/02289/X, which was approved on 15 November 2023. The pre-commencement conditions have been discharged and works have commenced on site including the installation of a new retaining wall at the rear of the site.

SCHEDULE OF ACCOMMODATION

DUPLEX 1 (137 m²): Living Room, Kitchen/Diner, 2 Bedrooms, Bathroom, Terrace & Garden.

DUPLEX 2 (137 m²): Living Room, Kitchen/Diner, 2 Bedrooms, Bathroom, Terrace & Garden.

DUPLEX 3 (137 m²): Living Room, Kitchen/Diner, 2 Bedrooms, Bathroom, Terrace & Garden.

APARTMENT 4 (66 m²): Kitchen/Living/Dining Room, 2 Bedrooms, Bathroom & Terrace.

APARTMENT 5 (66 m²): Kitchen/Living/Dining Room, 2 Bedrooms, Bathroom & Terrace.

APARTMENT 6 (66 m²): Kitchen/Living/Dining Room, 2 Bedrooms, Bathroom & Terrace.

GROSS DEVELOPMENT VALUE (GDV)

We anticipate a GDV of circa £2,655,000 based upon the approved scheme (£485,000 per 2-bedroom duplex and £400,000 per 2-bedroom apartment).

However, if the scheme can be amended to provide 3 x 4-bedroom houses, we would anticipate a GDV of circa £2,850,000 (£950,000 per house).

LOCAL AUTHORITY

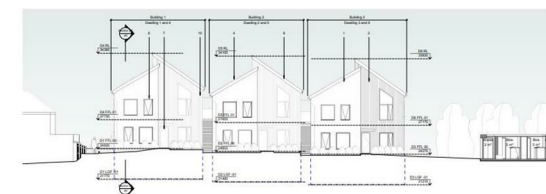
Bristol City Council.

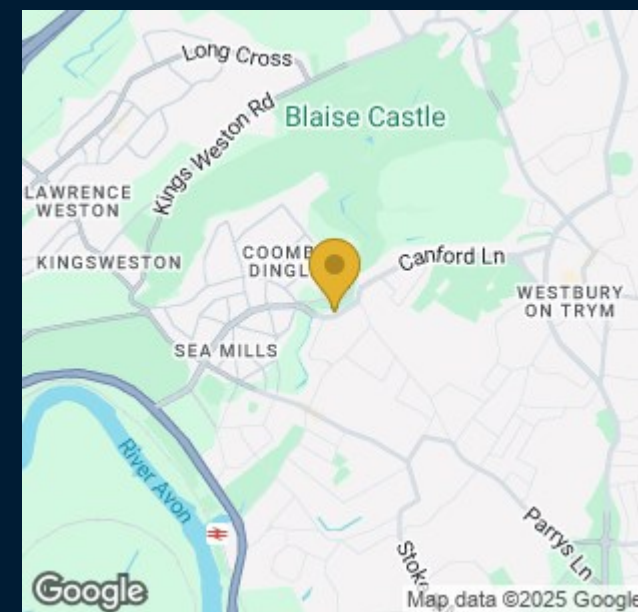
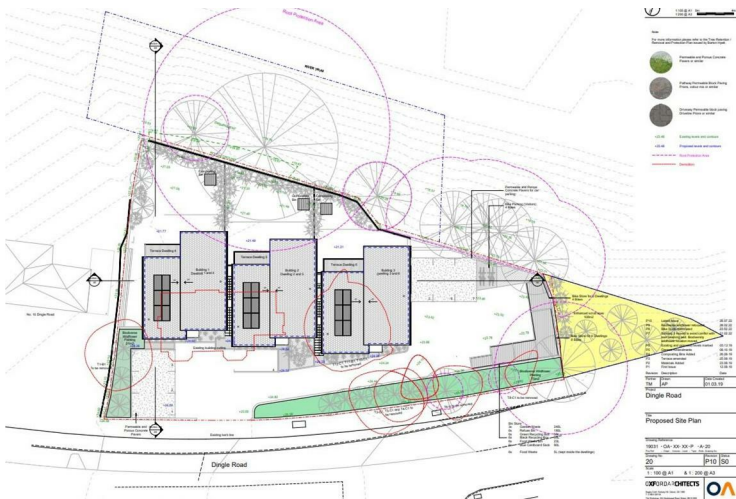
COMMUNITY INFRASTRUCTURE LEVY (CIL)

The CIL has already been paid by our client upon commencement of works.

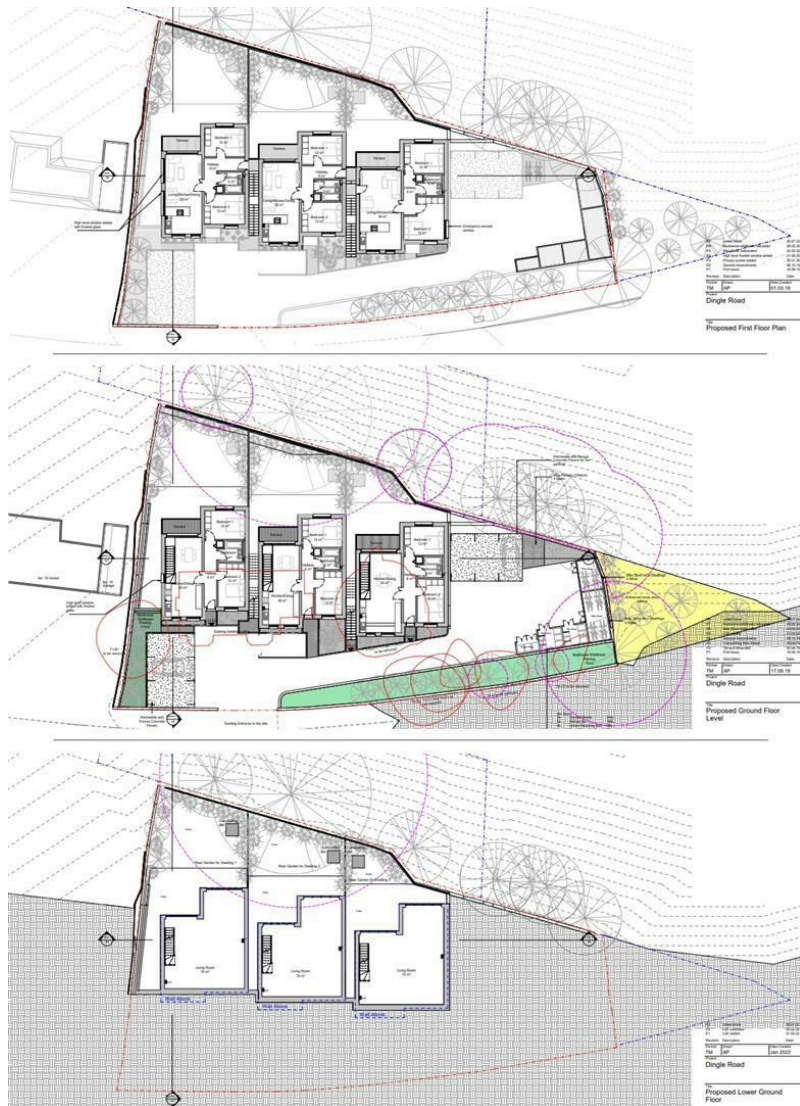
TENURE

The site is for sale on a freehold basis with vacant possession.





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.



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