

Residential Development Land Sales



25 - 27, Belgrave Road, Clifton, Bristol, BS8 2AA

Guide Price £1,650,000

Hollis Morgan – AN OPPORTUNITY to develop a PAIR OF SEMI DETACHED PERIOD PROPERTIES (6374 Sq Ft) with OFF STREET PARKING and LARGE GARDEN.

25 - 27, Belgrave Road, Clifton, Bristol, BS8 2AA

THE PROPERTY

ADDRESS | 25 - 27 Belgrave Road, Clifton, Bristol BS8 2AA

An imposing pair of bay fronted period semi detached properties located in a sought after location on the Clifton / Cotham / Triangle borders just moments from Whiteladies Road. Spacious accommodation (6374 Sq Ft) arranged over 3 floors plus a large basement with parking area for 4 + vehicles and generous rear garden with side access from both properties.

The properties are interlinked and have been used as offices (class E) for many years and are offered in good decorative order.

Sold with vacant possession.

Tenure - The majority of the property, including the building, is Leasehold and held for the residue of a 10,000 year term from 27 July 1844. The remainder of the land which adjoins the north-western boundary is Freehold - please refer to legal pack for more information.

EPC - D

THE OPPORTUNITY

RESIDENTIAL DEVELOPMENT

The property would suit residential development with scope for a scheme of multiple flats, large lateral apartments or split into 2 independent generously proportioned semi detached family homes.

The basement levels offers huge potential for further development with good existing head height and natural light. Please refer to independent rental appraisal.

HOLLIS MORGAN NEW HOMES

If you require any advice on potential schemes and GDV appraisal please contact Dan Harris @ Hollis Morgan New Homes.

FAMILY HOME

There is potential to create a substantial detached family home with multiple off street parking and a large enclosed rear garden in this sought after central location.

COMMERCIAL

Scope for a range of commercial schemes including a Headquarters style arrangement, serviced offices or for occupation on individual floors / suites.

Please refer to independent rental appraisal.

*All above subject to gaining the necessary consents.

We understand no residential planning of this nature has been recently sought.

Interested parties to make their own investigations.

LOCATION

Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton Village including Clifton Down shopping Centre. The Downs

offers four hundred acres of green public space whilst Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, the City Centre and Temple Meads.

COMMERCIAL RENTAL APPRAISAL

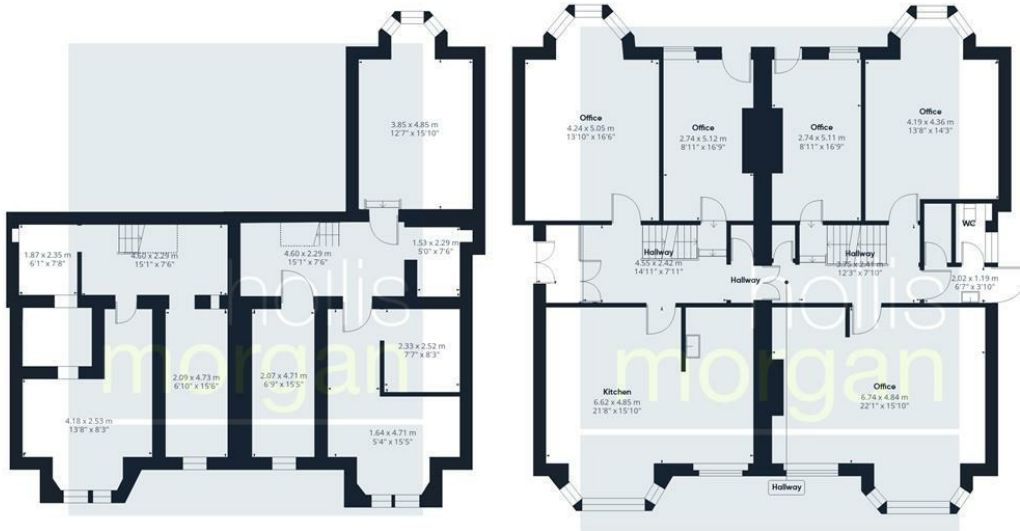
For advice on the various commercial options and potential income for this property please contact Tom Coyte of Burston Cook

tom@burstoncook.co.uk

PROPERTY DETAILS DISCLAIMER

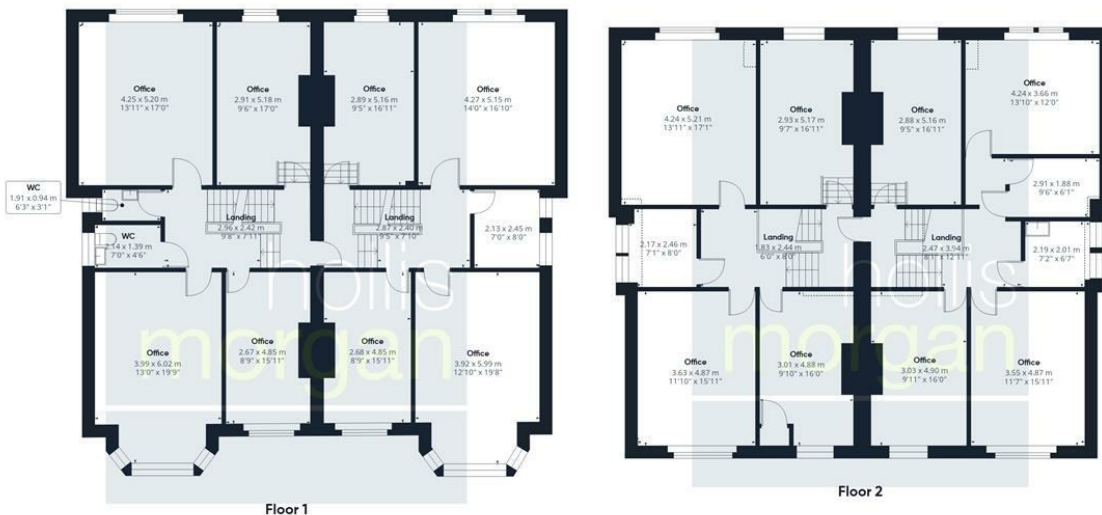
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan 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.





Basement

Ground Floor



Floor 1

Floor 2

Approximate total area⁽¹⁾

592.3 m²
6374 ft²

Reduced headroom

4.2 m²
45 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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