

estate agents **auctioneers**

**hollis  
morgan**



**Development Site @, 102 Fir Tree Lane, St George, Bristol, BS5 8BJ**  
**Guide Price £380,000**

Hollis Morgan – A Freehold DEVELOPMENT SITE ( 0.27 acres ) with PLANNING IN PRINCIPLE for a scheme of 2 x HOUSES along plus MODERNISATION OF EXISTING DETACHED DWELLING ( 1201 Sq Ft )

- FREEHOLD
- DEVELOPMENT SITE
- HOUSE FOR MODERNISATION
- RESI PLANNING GRANTED
- PIP
- 2 SEMI DETACHED
- 3 BEDROOM HOUSES
- FAR REACHING VIEWS

**THE PROPERTY**

ADDRESS | Development Site @ 102 Fir Tree Lane, St George, Bristol, BS5 8BJ

A Freehold detached 3 bedroom property with accommodation ( 1201 Sq Ft ) arranged over two floor occupying an elevated mature plot of circa 0.27 acres in this sought after location. Sold with vacant possession.

Tenure - Freehold  
Council Tax - D  
EPC - G

**THE OPPORTUNITY**  
DETACHED HOUSE | MODERNISATION

The 3 bedroom detached property has been vacant for many years but now requires modernisation. Please refer to independent rental appraisal.

**PLANNING IN PRINCIPLE | 2 X HOUSES**

Planning in Principle ( 24/02105/PIP ) has been granted for 2 x new build houses in the plot adjacent to the existing dwelling.

**LAPSED PLANNING | 5 X HOUSES**

The now expired historic consent granted planning ( 19/04073/F ) for 5 x dwellings, including 3 x new builds and conversion of the existing property into 2 dwellings.

**PROPOSED SCHEDULE OF DEVELOPMENT**

UNIT 1 - New Build | Semi Detached | 3 Bedroom house – 84 Sq M

UNIT 2 - New Build | Semi Detached | 3 Bedroom house – 84 Sq M

Existing Dwelling in Need of Refurbishment - 111.6 Sq M

**GDV - HOLLIS MORGAN NEW HOMES**

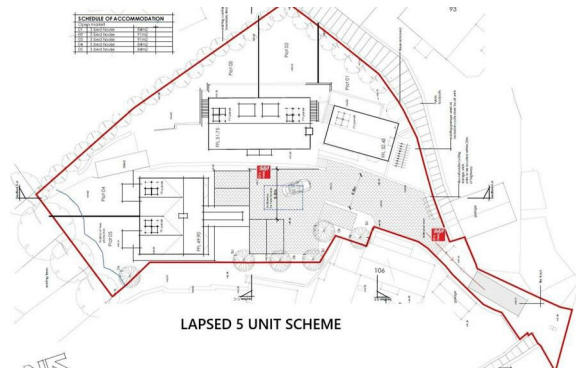
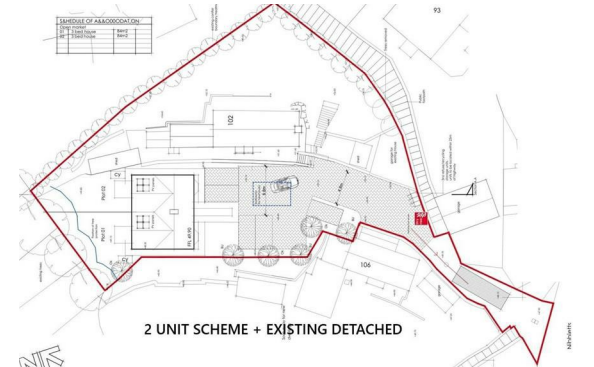
The Hollis Morgan New Homes team have provided a GDV appraisal which can be downloaded in the legal pack. If you want to discuss the site or alternative schemes in further detail please contact Dan Harris & Calum Melhuish from the Hollis Morgan New Homes team.

**PERMISSION IN PRINCIPLE**

Reference 24/02105/PIP  
Application Received Wed 29 May 2024  
Address 102 Fir Tree Lane Bristol BS5 8BJ  
Proposal Application for Permission in Principle for the construction of 2no. 3 bedroom dwellings.  
Status Decided  
Decision GRANTED  
Decision Issued Date Fri 04 Oct 2024

**LAPSED PLANNING**

Reference 19/04073/F  
Alternative Reference PP-08083346  
Application Received Tue 20 Aug 2019  
Application Validated Tue 20 Aug 2019  
Address 102 Fir Tree Lane Bristol BS5 8BJ  
Proposal Proposed conversion and extension of existing house to form 2no. dwellings and construction of 3 no dwellings with associated hard and soft landscaping.  
Status Decided  
Decision GRANTED subject to condition(s)  
Decision Issued Date Fri 05 Jun 2020  
Appeal Status Unknown





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