



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)

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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

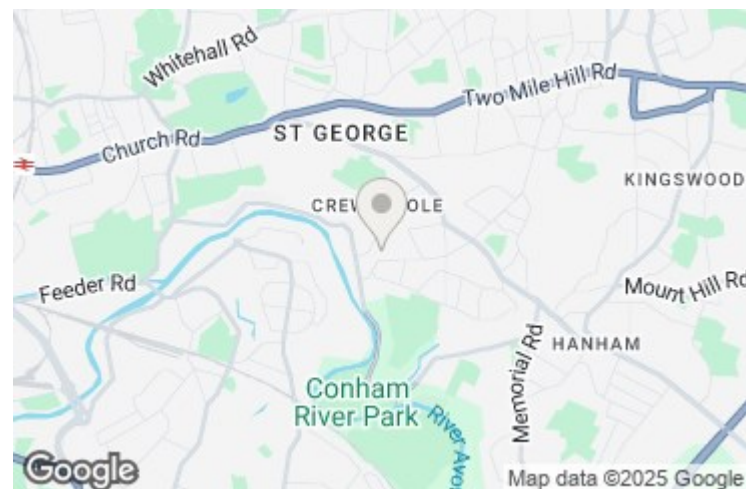
Appeal Status Unknown

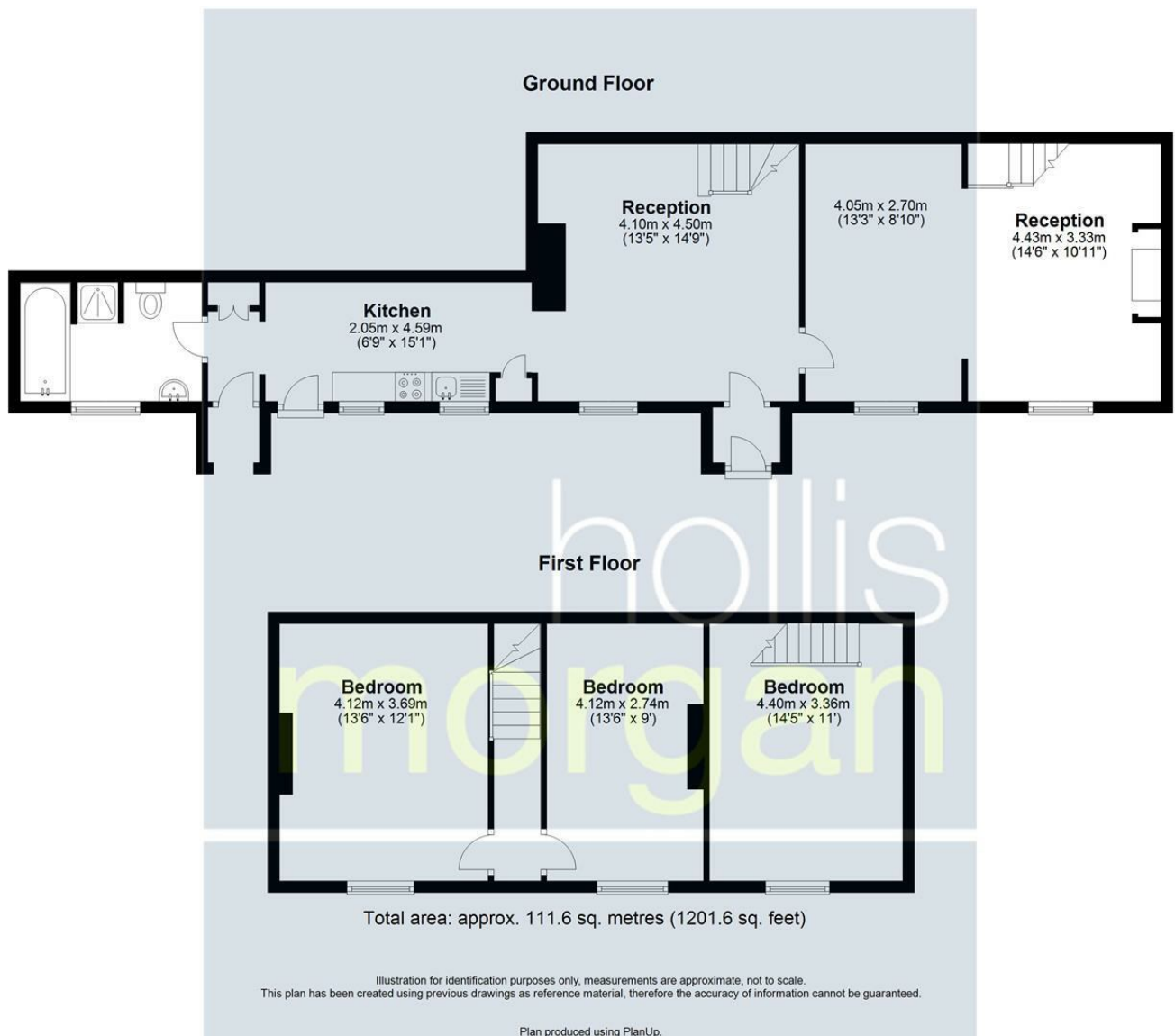
PLANNING INFORMATION

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

PROPERTY DETAILS DISCLAIMER

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