

Residential Development Land Sales



3a Richmond Road, Montpelier, Bristol, BS6 5EN

Guide Price £200,000

Hollis Morgan – A Freehold WORKSHOP (1066 Sq Ft) with LAPSED PLANNING to convert into 3 BEDROOM MEWS HOUSE with COURTYARD GARDEN.

3a Richmond Road, Montpelier, Bristol, BS6 5EN

THE PROPERTY

ADDRESS | 3A Richmond Road, Montpelier, Bristol BS6 5EN

A Freehold workshop / garage (1066 Sq Ft) with pitched roof and shutter doors onto Richmond Road, we understand the unit was previously occupied as garage mechanics but is now sold with vacant possession.

Tenure - Freehold

THE OPPORTUNITY

LAPSED PLANNING | 3 BED MEWS HOUSE

Planning was granted in 2018 (12/04646/F) and has now lapsed.

PROPOSED LAPSED SCHEDULE OF ACCOMODATION

Ground Floor - Entrance directly into Courtyard | Open Plan Kitchen Diner Living Space | Bedroom 1 | Shower Room
First Floor - Bedroom 2 | Bedroom 3 | Bathroom

COMMERCIAL USE

Scope for continued commercial use.
Subject to consents.

LAPSED PLANNING

Reference 12/04646/F

Alternative Reference PP-02262218

Application Received Mon 22 Oct 2012

Application Validated Mon 22 Oct 2012

Address Garage Adjacent To 3 Richmond Road Montpelier Bristol BS6 5EN

Proposal Demolish existing repair garage and replace with a two storey single dwellinghouse.

Status Decided

Decision GRANTED subject to condition(s)

Decision Issued Date Thu 27 Dec 2012

PLANNING INFORMATION

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

LOCATION

Montpelier is located to the North-East of Central Bristol and is home to a thriving residential community as well as local businesses such as an organic supermarket. There's even a nature reserve and a Church converted into a climbing centre! There are many amenities within walking distance of the property such as the Cabot Circus shopping centre with Showcase Cinema De Lux and the rest of Bristol City centre. The M32 motorway is moments away connecting you to the M4 and M5 in all directions. Bristol Temple Meads train station is less than two miles, while Bristol International Airport to the south of the city is 12 miles.

RENTAL APPRAISAL

What rent can we achieve for you?

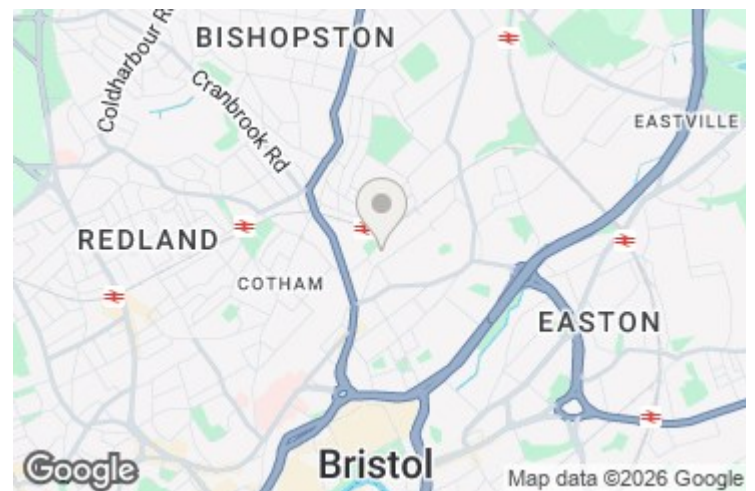
The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

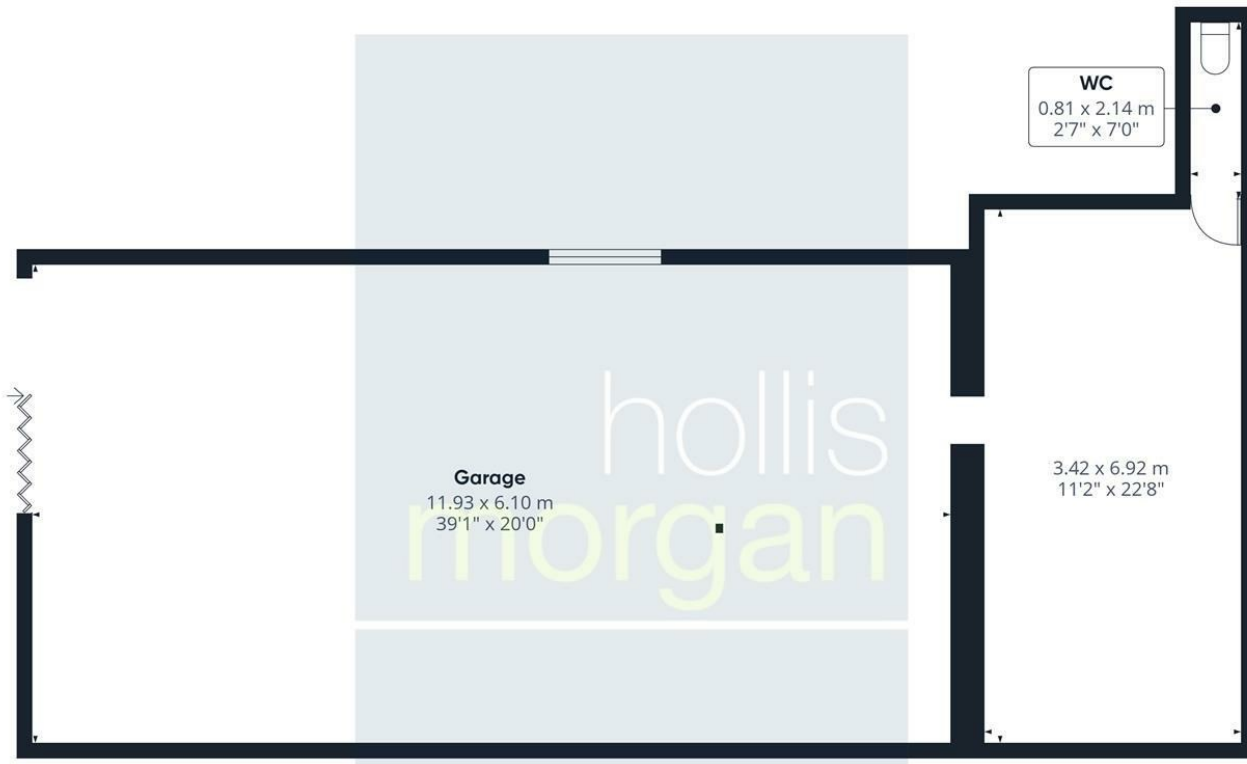
3A, Richmond Road, 3 bed mews house – £1800+++++

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.

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.





Approximate total area⁽¹⁾
99.1 m²
1066 ft²

(1) Excluding balconies and terraces

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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