



LOT 2

Bristol, South Gloucestershire, Kingswood
£80,000

Freehold potential development site of over 0.45 acres with road frontage situated on Blackhorse Road in Kingswood. The site is occupied by a Grade II listed former church building that has suffered significant fire damage. Conversion to a scheme of flats or houses may be suitable, subject to consents.

FOR SALE BY AUCTION -

This property is due to be auctioned on the 25th November 2014 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

VIEWING -

The site is open for inspection at all times.

LOCATION -

The site is situated on Blackhorse Road off Two Mile Hill Road in Kingswood providing good commuting links to the City Centre and easy access to the A4174 Ring Road.

DESCRIPTION -

Level parcel of land measuring over 0.45 acres occupied by a dilapidated Grade II listed church building that was most recently used as a dance school. The site offers potential for residential redevelopment, subject to obtaining the necessary consents.

SITE MEASUREMENT -

The site measurement referred to in the marketing particulars is an approximate one and all interested parties should refer to the plan in the legal pack and carry out their own site measurements.

PLANNING HISTORY -

The current vendor applied for planning consent and listed building consent in 2007 for conversion of the church into 14 apartments. Although both of these applications were withdrawn, we are informed by the vendor that in principle the conversion of the property into apartments was not opposed. Full details of both applications and the supporting documents will be included in the legal pack. All interested parties are advised to make their own enquiries with the Local Authority in relation to the possibility of residential development.

Application No. -

PK07/3382/LB

Description of Development -

Internal and external alterations to facilitate the conversion to 14 no. Flats. Erection of glazed canopy to eastern elevation.

Application Status -

Application Withdrawn.

Application No. -

PK07/2951/F

Description of Development -

Change of use of former chapel from Ballet School (Class D2) to Residential (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) to facilitate the conversion to 14 no. Flats with parking landscaping and associated works. Erection of canopy to eastern elevation. Erection of bin and cycle stores. Creation of a memorial garden.

Application Status -

Application Withdrawn.

LOCAL AUTHORITY -

South Gloucestershire Council.

PROPOSED PLANS -

The proposed plans submitted in both of the above planning applications are available online at www.ukplanning.com

GRAVEYARD AREA -

We are informed by the vendor that the Wesleyan graveyards are non consecrated areas meaning that graves can be filled in and used for most purposes excepting it cannot be built over. This area was designated for car parking in the above proposed scheme.

SOLICITOR -

Mr J Davis
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BS16 3XF
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BUYERS PREMIUM -

Please be advised that all purchasers are subject to a £500 plus VAT buyers premium payable upon exchange of contracts.

GUIDE PRICE -

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE -

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of this property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

ESTATE AGENTS
Tel: 0117 949 9000

LETTINGS
Tel: 0117 949 9000

AUCTIONS
Tel: 0117 973 4940

COMMERCIAL
Tel: 0117 973 4940

SURVEYORS
Tel: 0117 973 4049

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