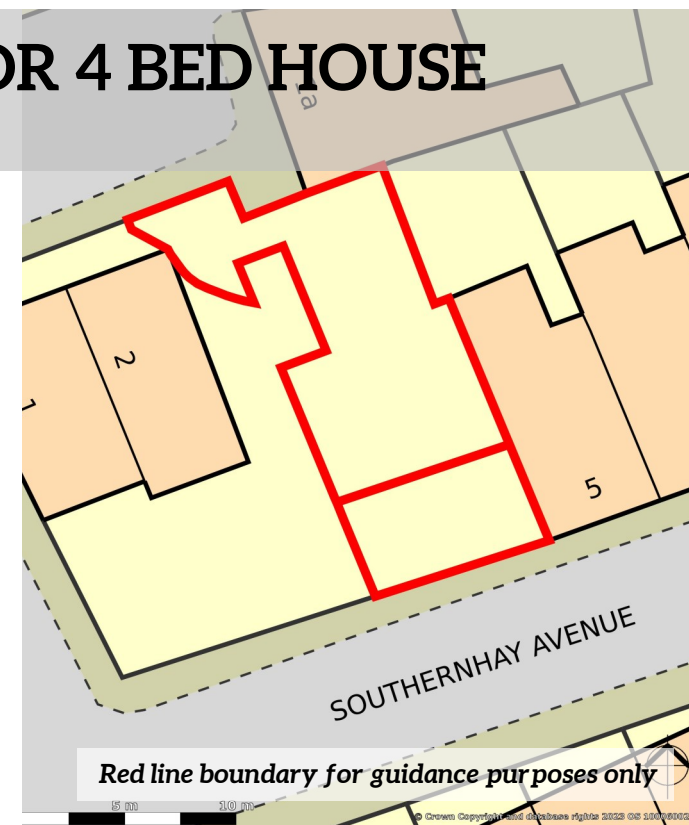


FOR SALE— CLIFTON PLOT WITH PLANNING FOR 4 BED HOUSE

2a Southernhay Avenue, Clifton Wood, Bristol, BS8



CGI for guidance purposes only



Red line boundary for guidance purposes only

- Rare and unique residential development opportunity in Clifton
- Planning granted for a four storey, 3/4 bedroom house
- Fantastic 'self build' opportunity or to suit a developer
- Sought after location in the affluent suburb of Clifton
- Freehold for sale – Price Upon Application



CGI for guidance purposes only

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON
COOK**
0117 934 9977

LOCATION

The plot is located on Southernhay Avenue in Clifton. Bristol city centre, Clifton Village and the harbourside are all within short walking distance from the land.

DESCRIPTION

The property comprises a plot of land which benefits from planning consent granted in October 2021 for a four storey three bedroom single dwelling house within C3 Use Class.

The completed house will comprise a kitchen and dining room at lower ground floor, a living space at ground floor, bedrooms and a bathroom at first floor and a further bedroom with ensuite at second floor level. The property also benefits from one car parking space and a courtyard with garden to the front of the site. The house will benefit from fabulous views over Bristol Harbour.

ACCOMMODATION

The completed house will have a gross internal area of approximately 1,650 sq ft over four floors.

PLANNING

Planning has been granted for a four storey, three bedroom single dwelling house within C3 Use Class.

The planning application number is 21/02776/F with the planning being granted in October 2021.

We recommend that interested parties make their own enquiries in relation to planning matters.

PRICE

The freehold interest is offered for sale with a guide price upon application.

VAT

All prices quoted are exclusive of VAT if applicable.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.





TENURE

The car parking space is under separate ownership but there is an occupational five year lease in place to rent the car parking space at £100 per annum.

Whilst the site is held freehold, a small part of the basement beneath the car parking space is held by way of a 999 year long lease at a peppercorn rent.

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required.

Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Tom Coyte MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT

October 2023

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective

