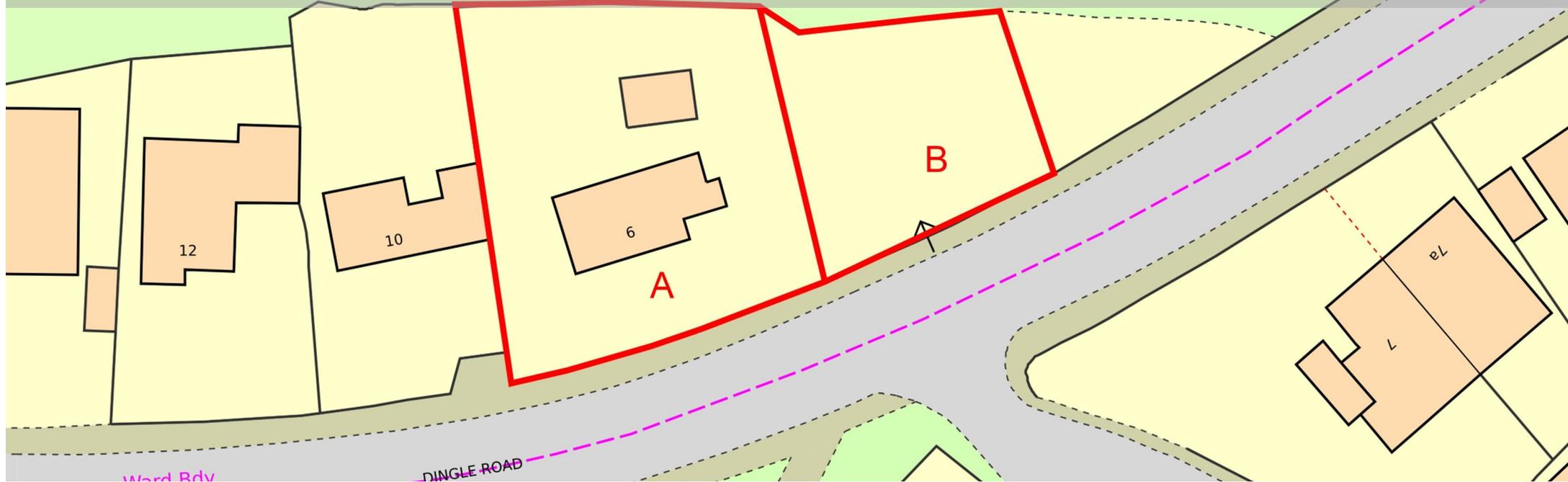


# FOR SALE - HOUSE & PLOT WITH PLANNING

6 Dingle Road, Coombe Dingle, Bristol, BS9 2LW



- Detached house in need of modernisation plus plot of land
- Opportunity to create amazing family home or potential to redevelop the site
- Planning granted on whole site for demolition and redevelopment to 6 luxury apartments
- Excellent location in-between Stoke Bishop and Coombe Dingle
- Comprising
  - (A) House : £625,000
  - (B) Plot of land to the east of the main house : £75,000



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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COOK**  
0117 934 9977

## LOCATION

The property lies in between Stoke Bishop and Coombe Dingle. Westbury-on-Trym village, Canford Park, and bus routes into central Bristol are all conveniently accessible, along with straightforward links to the motorway network.

The site backs onto The Dingle woodland and provides easy access to Blaise Castle Estate.

## DESCRIPTION

A fantastic opportunity to acquire a detached house with an additional plot of land.

Comprising

(A) House : £625,000

(B) Plot of land to the east of the main house : £75,000

The total plot size is approximately 0.26 acres.

## THE OPPORTUNITY

The property offers an opportunity to create a wonderful family home within a good size plot. Equally, the site offers the potential for redevelopment to 6 luxury apartments (with planning already granted and implemented) or redevelopment to a different scheme such as 3 or 4 houses.

## PLANNING

Full planning consent was granted in November 2020 for the demolition of the existing buildings and the erection of 6no. dwellings with associated works .

Application No. 19/05047/F.

The pre-commencement conditions have been discharged and works have commenced on site including the installation of a new retaining wall at the rear of the site.

The proposed scheme comprises 3 x 2-bedroom duplex apartments and 3 x 2-bedroom apartments with terraces, gardens and parking.

## COMMUNITY INFRASTRUCTURE LEVY (CIL)

The CIL was paid upon commencement of works by the vendor.

## GUIDE PRICE

(A) House : £625,000

(B) Plot of land to the east of the main house : £75,000

## TENURE

The site is for sale on a freehold basis with vacant possession.

## VAT

All prices are exclusive of VAT.

## LEGAL FEES

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

## 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

**Important Notices:** i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017:* Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

