# Residential Development Land Sales









**House and Land @ 48 Sweets Road, Speedwell, Bristol, BS15 1XQ**

**Prices From £300,000**

Hollis Morgan LAND AND NEW HOMES - Freehold 5 BEDROOM Semi-detached house with a 0.38 ACRE PLOT with DEVELOPMENT POTENTIAL, subject to planning. Offers invited over £300,000

# House and Land @ 48 Sweets Road, Speedwell, Bristol, BS15 1XQ

## INTRODUCTION
Hollis Morgan Land & Development have been appointed by the vendors on the sale of this Freehold property known as 48 Sweets Road, Soundwell, Bristol BS15 1XQ.

## THE PROPERTY
A Freehold 5 Bedroom semi-detached House ( 1938 Sq Ft ) in need of modernisation, with a large level plot (0.38 acres ) of land in this sought after central location.
Sold with Vacant Possession.

Tenure - Freehold
Council Tax - D
EPC - E

NO OVERAGE is applicable on this sale

FLOORPLANS | MEASUREMENTS

Please note that the software used to calculate the measurements of a property only capture the Net Internal Area (NIA) not the Gross Internal Area (GIA) so the room sizes may appear smaller on the floorplan.
Please refer to the EPC for the GIA.

## THE OPPORTUNITY
This extended property offers both potential as a large family home or HMO, or potential for development in the rear garden, subject to necessary consents.

The property is being sold via private treaty. Unconditional offers are invited over £300,000.
An informal tender date will be set. Enquire for more details.

## THE LOCATION
The property is conveniently positioned for local amenities and transport links, with good bus routes and easy access to the ring road. The home is within walking distance of St Stephen's School and also close to Soundwell Leisure Centre and Brunel Care Home, adding to its appeal for families and those wanting strong community facilities nearby.

## NO ONWARD CHAIN
The freehold property is available with Vacant Possession and with no onward chain.

## VIEWINGS
To arrange a property visit please contact Hollis Morgan.

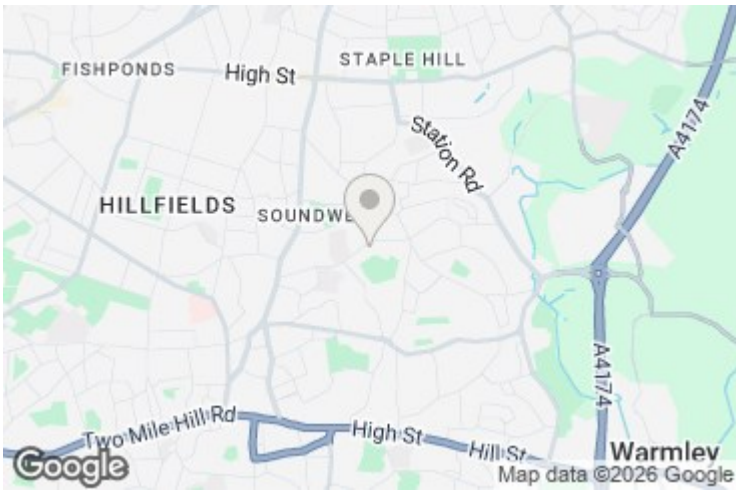
## METHOD OF SALE
The site is to be sold by Private Treaty, Informal Tender, Subject to Contract.

Unconditional offers only.

A date for the Informal Tender deadline will be set. If you wish to know the date, please contact Hollis Morgan Land & Development.

## 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.

Any CGIs are indicative only. Formal plans are to be issued as part of the legal, contract pack.
All red lines and site boundaries are indicative only and subject to title and contract.






**Approximate total area**(1)

180.2 m²

1938 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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