

# DAVIES & WAY

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## Riverside The Shallows Saltford Bristol BS31 3EX



## Price on Application

**NOTE:** Revised planning consent. A superb residential development opportunity in a semi elevated riverside setting comprising existing Victorian house with planning consent for erection of two further new dwellings.

\* The site enjoys outstanding views across the River Avon \* existing dwelling comprises 2 reception rooms, kitchen/diner, utility, cloak/wc, 4 bedrooms, bathroom \* large garden with planning consent for 2 additional substantial attached dwellings \* estimated GDV £2.1m \*



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# Riverside The Shallows Saltford Bristol BS31 3EX

Riverside is a substantial end of terrace Victorian house and has been the subject of improvement works in the past but is now suitable for a programme of cosmetic refurbishment. It enjoys a delightful setting in The Shallows overlooking the River Avon and open countryside and is set at the end of a short terrace of similar properties with a large garden on the southern side on which planning consent has been granted for the construction of two new dwellings in addition to the existing property. The consent has been subject to a variation of conditions granted 14/3/17.

Saltford is an excellent strategic location between the cities of Bristol and Bath offering a range of village amenities and excellent local schools, both the village primary school and Wellsway at Keynsham. The cities of Bristol and Bath are within easy reach by road and public transport.

In fuller detail the accommodation comprises (all measurements are approximate):

## GROUND FLOOR

**LARGE CONSERVATORY:** (In need of repair) Double doors to

**HALLWAY:** Staircase rising to first floor with cupboard beneath, radiator.

**SITTING ROOM:** 5.54m x 5.11m (18' 2" x 16' 9") into bay. Bay window to front aspect with uPVC double glazing, fireplace, two radiators, cornice ceiling and picture rail.

**SECOND RECEPTION ROOM/DINING ROOM:** 3.67m x 3.57m (12' x 11' 8") Sash window, radiator, cornice ceiling, fireplace recess.

**KITCHEN/DINING ROOM:** 6.27m (20' 6") (max) x 3.56m (11' 8") (max) Double glazed double doors to driveway and double glazed window, oak flooring. Furnished with a range of fitted wall and floor units with granite work surfaces and up stands, inset one and a half bowl sink unit with mixer tap, radiator. Door to

**UTILITY ROOM:** Plumbing for automatic washing machine.

**CLOAK/WC:** WC and wash hand basin.

**GYM:** (Informally converted from part of garage) 4.37m x 4.20m (14' 4" x 13' 9") Electric panel heater.

**GARAGE:** 5.38m x 3.0m (17' 7" x 9' 10") average. Roller entrance door, power, light and water connected.

## FIRST FLOOR

**LANDING:** Staircase rising to second floor, radiator, cupboard with electrics and gas fired combination boiler.

**BEDROOM ONE:** 5.51m x 4.96m (18' x 16' 3") into bay. Bay window with uPVC double glazed windows and superb views across the River Avon, surrounding countryside and Kelston Roundhill. Further double glazed window to front aspect, corniced ceiling, fireplace recess, two radiators.

**BEDROOM TWO:** 3.67m x 3.64m (12' x 11' 11") Sash Window to rear aspect, radiator, fireplace recess, picture rail.

**BATHROOM:** 3.04m x 2.60m (13' 1" x 8' 6") uPVC double glazed window. Suite of bath, wc and wash hand basin with large walk in shower, heated towel rail.

## SECOND FLOOR

Formed from a longstanding loft conversion and comprising

**BEDROOM:** 5.09m x 3.14m (16' 8" x 10' 3") with sloping roof line, radiator and uPVC double glazed windows providing superb views across the river and surrounding countryside.

**BEDROOM:** 3.68m x 3.14m (12' x 10' 3") Double glazed window to rear aspect overlooking the garden. Radiator, sloping roof line.

## OUTSIDE

The property has a walled boundary to The Shallows with laurel hedging and a gated access providing the approach to a sweeping drive leading to a parking and turning area with a large garden lying to the front, side and rear upon which planning consent has been granted.

**PLANNING:** Application No 14/05662/FUL granted by Bath and North East Somerset Council on the 19th February 2015. (This was a renewal of a previous application). Planning consent was granted subject to conditions for the erection of 2 dwellings in addition to the existing property Riverside. Full details of the plans and notification of the decision are available for inspection or on the local authority's website.

A variation of condition 12 of that consent was granted on 14th March 2017 under reference 17/00381/VAR. This has removed the underground car parking of the earlier application and replace it with parking to the front the building, thereby significantly reducing the building costs.

Conditions 1, 6 and 10 of 17/00381/VAR were discharged on 5th February 2018 under ref 17/06107/COND.

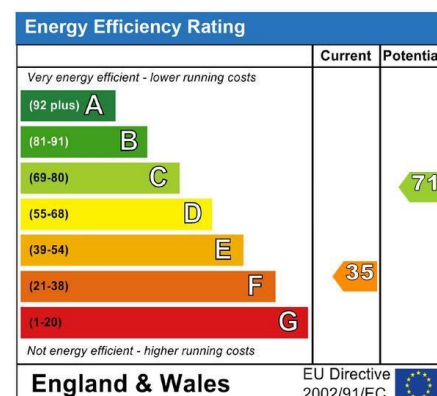
A certificate of lawful (proposed) use on development was granted on 13/4/18 demonstrating that work had commenced on site and effectively that consent number 14/05662/FUL is extant and therefore there is no Community Infrastructure Levy (CIL) payable.

**THE OPPORTUNITY:** Considered ideal for builders and speculators and we would estimate the Gross Development Value of the site that being the two new completed units and the existing dwelling refurbished to be in the region of £2.1 million.

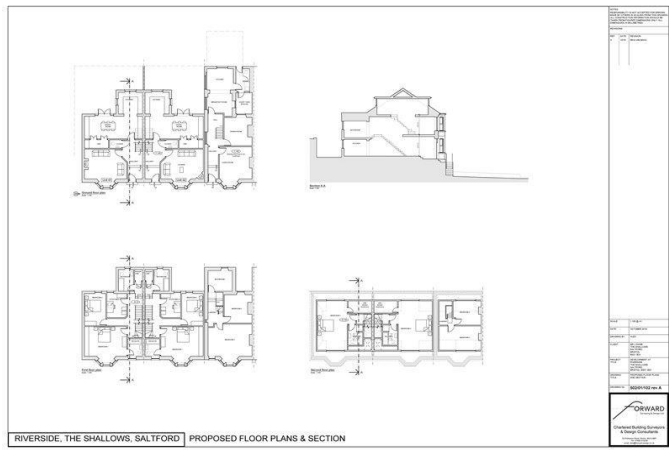
**SERVICES:** We understand mains water, electric, gas and drainage are connected.

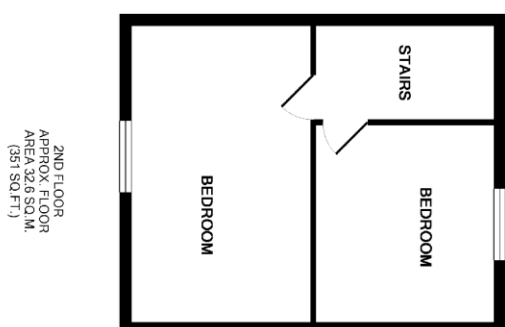
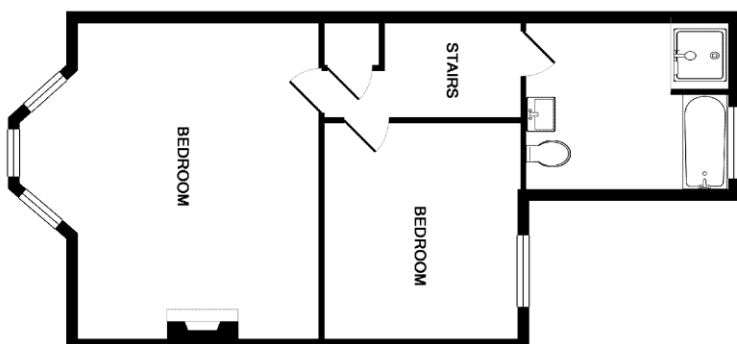
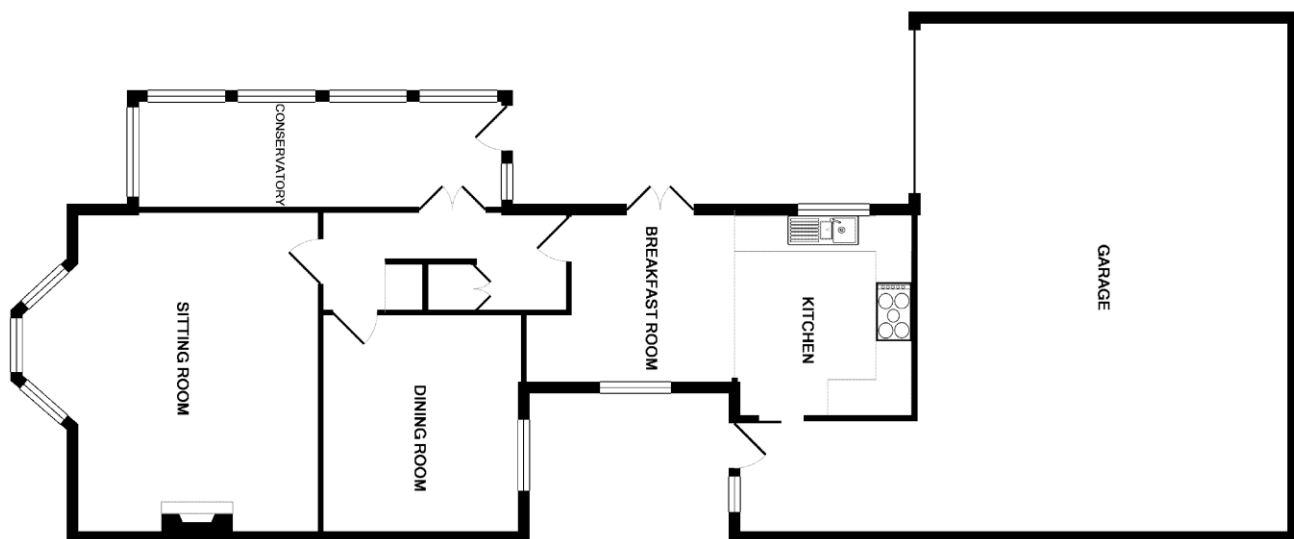
**DIRECTIONS:** From our office in Bath Road Saltford proceed into Beech Road and at the 'T' junction with High Street turn right. Continue along the High Street to the Bird in Hand public house where turn right into The Shallows. The property will be found on the right hand side recognised by the for sale board.

## REF UWR0955









**RIVERSIDE THE SHALLOWS SALTORD BS31 3EX**  
**TOTAL APPROX. FLOOR AREA 225.8 SQ.M. (2431 SQ.FT.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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