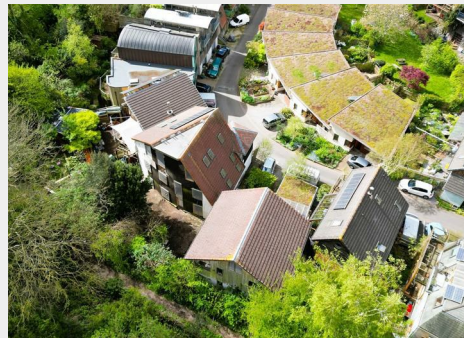
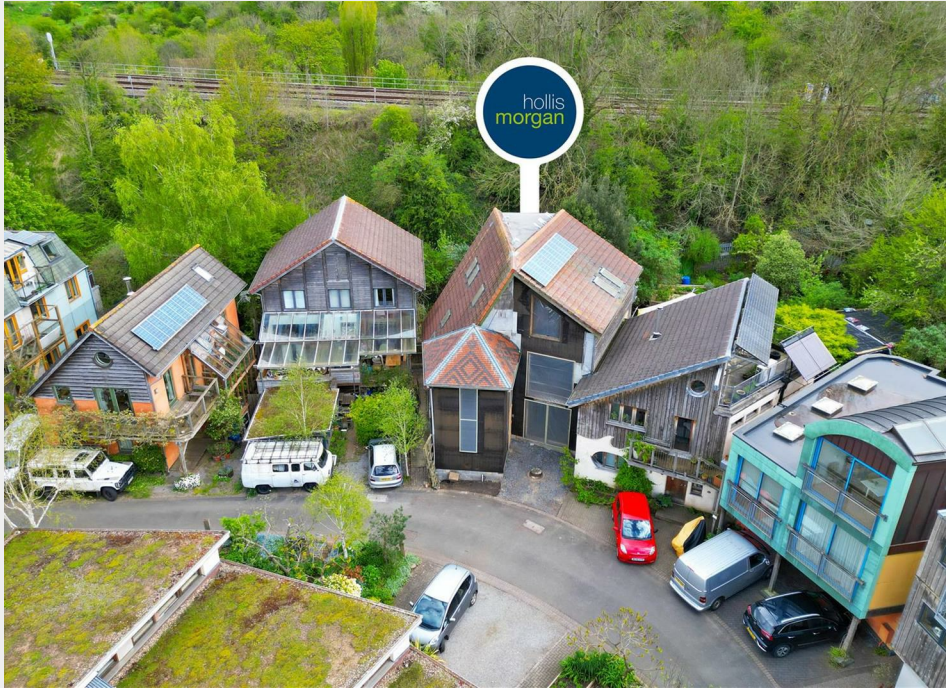


14 The Yard Mina Road, St Werburghs, Bristol, BS2 9YR

Auction Guide Price +++ £400,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 19TH JUNE 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JUNE LIVE ONLINE AUCTION
- FREEHOLD DETACHED HOUSE
- UNFINISHED PROJECT
- THE YARD | ECO COMMUNITY
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION - A Freehold UNFINISHED URBAN MASTERPIECE located in THE YARD | ECO COMMUNITY - unique DETACHED HOME (2171 Sq Ft) with PARKING and GARDEN

14 The Yard Mina Road, St Werburghs, Bristol, BS2 9YR

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 14 The Yard, Mina Road, Saint Werburghs, Bristol BS2 9YP

Lot Number TBC

The Live Online Auction is on Wednesday 19th June 2024 @ 17:30
Registration Deadline is on Monday 17th June 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

THE PROPERTY

A Freehold detached contemporary home with flexible accommodation (2171 Sq Ft) arranged over 3 floors with off street parking and enclosed rear garden.

The Yard has a thriving atmosphere and communal gardens, play area and bike store.

Sold with vacant possession.

Tenure - Freehold

Council Tax - B

EPC - TBC

Management Fees - £20 pm - Please refer to the Legal Pack

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

UNFINISHED PROJECT | DETACHED HOME

The property was originally granted planning permission in 2002 and works commenced in 2003, over a period of 7 years the property was developed to a first fix stage with the main structure in place and services connected - essentially as it stands today.

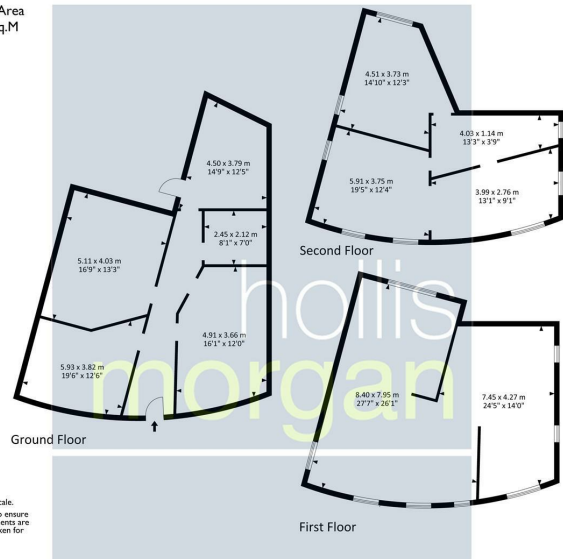
We understand that all works thus far have building regulation sign off and the property can be completed subject to the 2000 building regulations stipulations as per the original planning permission - please refer to legal pack

The property now requires final completion including windows, all internal finishes, landscaping and some external cladding works.

This is a unique opportunity to complete one of the first properties to be started (and the only one to be finished + the largest Sq Ft in the development) in this iconic Eco Community development in the heart of St Werburghs.

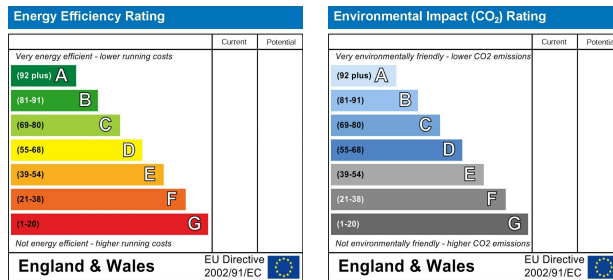
Floor plan

Approx. Gross Internal Area
2170.11 Sq.Ft - 201.61 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

EPC Chart



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Hollis Morgan Property Limited, registered in England, registered 7275716.

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Auction Property Details Disclaimer

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Please refer to our website for further details.