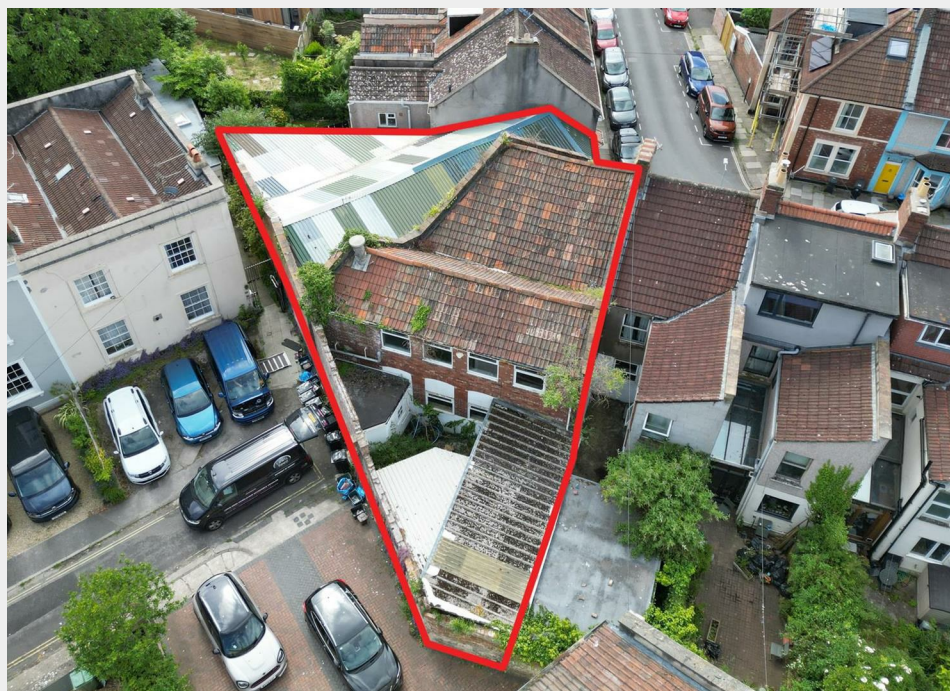


## 6A and 7A Upper Perry Hill, Southville, Bristol, BS3 1NH

Sold @ Auction £400,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 20TH NOVEMBER 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ NOVEMBER LIVE ONLINE AUCTION
- FREEHOLD COMMERCIAL / BUILDING PLOT
- PLANNING GRANTED | SCOPE FOR RANGE OF SCHEMES
- 2 X 4 BED CONTEMPORARY HOMES | 2254 Sq Ft
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – NOVEMBER LIVE ONLINE AUCTION - A Freehold COMMERCIAL UNIT with PLANNING GRANTED for a RESIDENTIAL DEVELOPMENT and scope for range of schemes stc

# 6A and 7A Upper Perry Hill, Southville, Bristol, BS3 1NH

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ NOVEMBER LIVE ONLINE AUCTION \*\*\*

GUIDE PRICE £375,000 +++  
SOLD @ £400,000

ADDRESS | 6a & 7a Upper Perry Hill, Southville, Bristol BS3 1NH

Lot Number 15

The Live Online Auction is on Wednesday 20th November 2024 @ 17:30  
Registration Deadline is on Monday 18th November 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose 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 two storey commercial property ( office / workshop ) on a prominent corner site with vehicular access from Upper Perry Hill and West End.  
Sold with vacant possession.

Tenure - Freehold

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

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

DEVELOPMENT OPPORTUNITY

A Freehold site with scope for a range of interesting schemes for this site including 1 - 3 houses, flat development or continued commercial use in this sought after spot just moments from both North Street and the Harbourside and excellent access to the rest of the city.  
Subject to gaining the necessary consents.

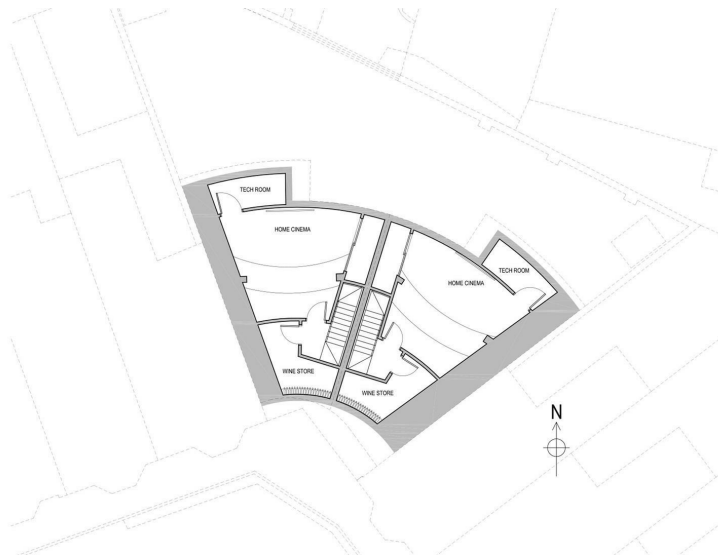
PLANNING GRANTED | 2 X CONTEMPORARY HOUSES

Planning has been granted ( 15/00686/F | works commenced so the planning is deemed live – please refer to legal pack ) for demolition of the existing building and erection of a pair of luxurious & contemporary 4 bedroom family homes with accommodation ( 2255 Sq Ft ) arranged over 4 floors with off street parking and gardens. The properties will be accessed via a new gated entrance off West End ( Via Coronation Road ) and the proposed houses have been meticulously designed to provide contemporary and luxurious accommodations in this most sought after of locations within walking space of both North Street and the Harbourside where new build family houses of this nature are extremely rare.

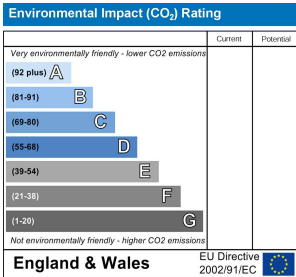
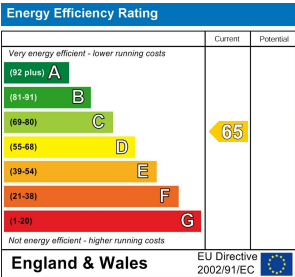
HOLLIS MORGAN LAND & NEW HOMES | GDV £2m

The Hollis Morgan Land and New Homes team have appraised the site and suggest the completed 4 bed | 2255 Sq Ft properties will have a value in excess of £1m each - please contact Calum Melhuish - 0117 973 6565

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: post@hollismorgan.co.uk

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

Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Auction Property Details 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.

Please refer to our website for further details.