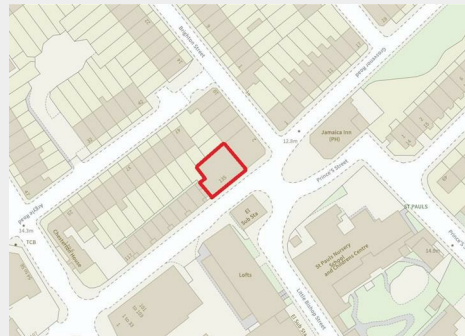


## Development Site @, 135 Wilder Street, St Pauls, Bristol, BS2

Auction Guide Price +++ £475,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH OCTOBER 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- DOWNLOAD LEGAL PACK
- OCTOBER LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT OPPORTUNITY
- LARGE COMMERCIAL PREMISES
- SCOPE FOR FLATS | HOUSES stc
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION – A Freehold DEVELOPMENT SITE ( 0.07 Acres ) in the heart of the City with scope for HOUSES | FLATS subject to consents.

# Development Site @, 135 Wilder Street, St Pauls, Bristol, BS2 8QU

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 135 Wilder Street, St Pauls, Bristol BS2 8QU

Lot Number TBC

The Live Online Auction is on Wednesday 16th October 2024 @ 17:30  
Registration Deadline is on Monday 14th October 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 LAND

A Freehold commercial premises ( 0.07 acres ) located on Wilder Street immediately to the rear of 21 Portland Square which has vehicular access from Wilder Street having been used for storage for many years. Sold with vacant possession.

Tenure - Freehold

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

Flood Risk - Please refer to the Legal Pack

### LOCATION

Wilder Street is ideally positioned for access to Cabot Circus with its comprehensive range of high quality stores and individual shops literally across the road, and Bristol Bus Station, Bristol University, and the Bristol Royal Infirmary only a short walk away. The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot's Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

### THE OPPORTUNITY

#### RESIDENTIAL DEVELOPMENT

The land has huge scope for a residential development in this hugely popular central location.

Whilst no planning has been formally sought we understand the vendors have been advised a scheme of 3 - 4 townhouses or 9 - 12 flats is a realistic and achievable aim subject to gaining the necessary consents.

GDV | HOLLIS MORGAN NEW HOMES

We would advise the following values and potential GDV

- 1 Bed Flats - £200,000 - £240,000
- 2 Bed Flats - £300,000 - £365,000
- 2 - 3 Bed Townhouses - £450,000 - £500,000
- 3 - 4 Bed Townhouses - £500,000 - £550,000

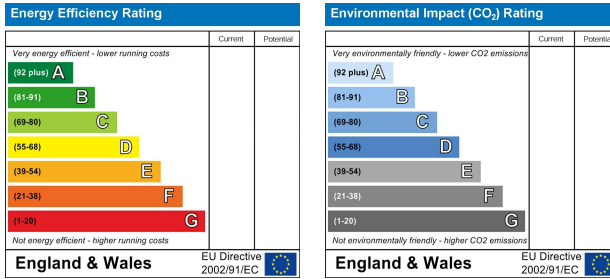
HOLLIS MORGAN NEW HOMES

If you would like to discuss the GDV or the suitability of any scheme please contact Calum Melhuish @ Hollis Morgan Land & New Homes department.

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

**hollis  
morgan**

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