

## 17a Wesley Lane, Warmley, Bristol, BS30 8BU

Auction Guide Price +++ £375,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23RD APRIL 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- APRIL LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT COMBO
- DETACHED HOUSE FOR UPDATING
- STONE COTTAGE FOR MODERNISATION
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION – Freehold DEVELOPMENT COMBO comprising DETACHED HOUSE for UPDATING and STONE COTTAGE for modernisation | Plus GARAGE and OUTBUILDINGS.

# 17a Wesley Lane, Warmley, Bristol, BS30 8BU

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 17a Wesley Lane, Warmley, Bristol BS30 8BU

Lot Number 10

The Live Online Auction is on Wednesday 23rd April 2025 @ 17:30  
Registration Deadline is on Monday 21st April 2025 @ 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

17a Wesley Lane is located at the end of a quiet cul de sac in a mature corner plot with vehicular access via a wide driveway and comprises two distinct dwellings - a detached 3 bedroom house and a charming stone cottage.

House ( 1114 Sq Ft ) - 1950's detached with accommodation arranged over two floors with 3 bedrooms.

Cottage ( 486 Sq Ft ) - Built by William Pow in 1829 and originally a coaching inn, coach house and stable block. The roof still has the original beams and the internal floor has original flagstone floors. It was used as a home from the early 1900s and then as a local Hardware Shop.

In addition there are garages and outbuildings.  
All sold with vacant possession.

Tenure - Freehold  
Council Tax - Band D  
EPC - F

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

### THE OPPORTUNITY

DETACHED HOUSE FOR UPDATING

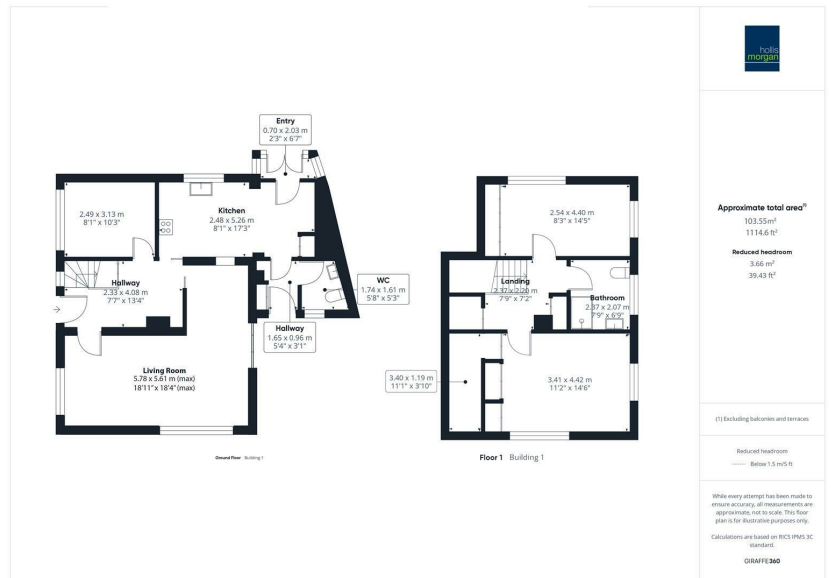
The property has been a much loved family home but now requires basic updating and has scope to extend and split to form a stunning home or investment with wrap around garden and off street parking. Interested parties should note the house only ( excluding the cottage ) was previously listed with respected local agents for £500,000

### COTTAGE FOR MODERNISATION

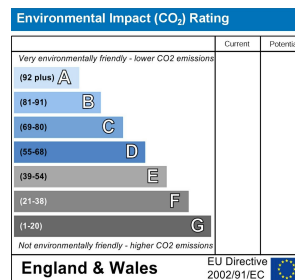
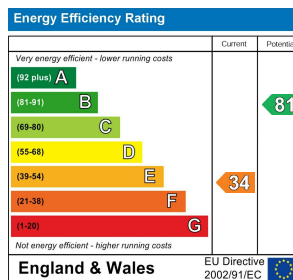
The cottage now requires complete modernisation but has scope for a range of residential and commercial uses either in addition to the main house as an annexe / office or to split as separate dwelling. There is potential to create an independent driveway and garden area by creating a new access point to the side of the property.

All above subject to gaining the necessary consents.

## Floor plan



## EPC Chart



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## Auction Property Details Disclaimer

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Please refer to our website for further details.