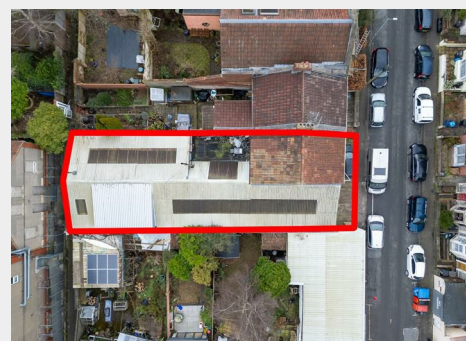
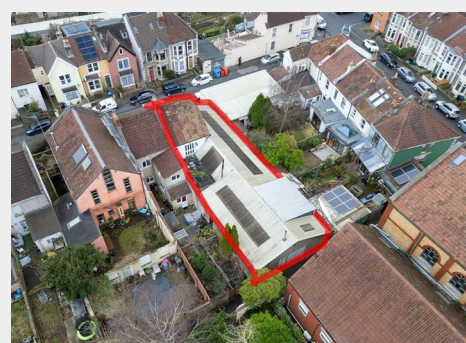


3 - 5 Hinton Road, Greenbank, Bristol, BS5 6HA

Auction Guide Price +++ £350,000



- FOR SALE BY LIVE ONLINE AUCTION
- WEDNESDAY 18TH JUNE 2025
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- DEVELOPMENT OPPORTUNITY
- JUNE LIVE ONLINE AUCTION
- SCOPE FOR 2 X HOUSES | FLATS | HMO stp
- FREEHOLD MIXED USE PROPERTY
- EXTENDED 8 WEEK COMPLETION
- POPULAR EASTON LOCATION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold DEVELOPMENT OPPORTUNITY comprising HOUSE + COMMERCIAL (3342 Sq Ft) with scope for RESI SCHEME subject to consents.

3 - 5 Hinton Road, Greenbank, Bristol, BS5 6HA

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 3 - 5 Hinton Road, Greenbank, Bristol BS5 6HA

Lot Number 39

The Live Online Auction is on Wednesday 18th June 2025 @ 17:30
Registration Deadline is on Monday 16th June 2025 @ 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 mixed use property (3342 Sq Ft) originally an end of terrace house with large garden that has been previously developed into a car mechanics / workshop with offices and a separate self contained residential unit in this sought after Greenbank location.
Sold with vacant possession.

Tenure - Freehold
Council Tax - A
EPC - F

THE OPPORTUNITY

RESI DEVELOPMENT OPPORTUNITY

Vacant and now in need of updating.
The property has scope for a range of residential development schemes including a pair of 3 bedrooms houses, high density flats or HMO.
We understand no planning of this nature has been previously sought.
All above subject to gaining the necessary consents.

COMMERCIAL INVESTMENT | PREMISES

There is scope for continued commercial use.

LOCATION

The property is located in a popular and central location of Greenbank / Easton within easy reach of both Stapleton Road and Church Road with their eclectic range of shops whilst the centre of Bristol with its extensive shopping facilities, business areas and leisure and entertainment facilities is within a very short distance.

RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

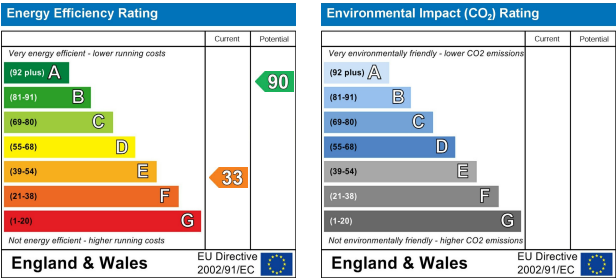
3 - 5, Hinton Road, 3 bedroom house - £1500pcm - £1600pcm per property.

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.

Floor plan



EPC Chart



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Clifton
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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.