

# 11 Arley Hill, Cotham, Bristol, BS6 5PH

Auction Guide Price +++ £435,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23rd JULY 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- JULY LIVE ONLINE AUCTION
- FREEHOLD SEMI DETACHED HOUSE
- CURRENTLY 4 FLATS
- SCOPE FOR FAMILY HOME
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold SEMI DETACHED PERIOD HOUSE ( 1194 Sq Ft ) arranged as 4 x VACANT FLATS with scope for FAMILY HOME with REAR GARDEN.

# 11 Arley Hill, Cotham, Bristol, BS6 5PH

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 11 Arley Hill, Cotham, Bristol BS6 5PH

Lot Number 64

The Live Online Auction is on Wednesday 23rd July 2025 @ 17:30  
Registration Deadline is on Monday 21st July 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 semi detached period property ( 1194 Sq Ft.) occupying an elevated position with rear garden and side access. The property is currently arranged as 4 self contained flats with independent kitchen and shared bathroom facilities.  
Sold with vacant possession.

Tenure - Freehold  
Usage Class - C3 & C4.  
Council Tax - Band E  
EPC - D, D, D, D

### THE OPPORTUNITY

VACANT | INVESTMENT

The property has been let for a number of years ( We understand Usage Class C3 | C4 but please refer to legal pack ) and is now vacant.  
The current set up has shared bathroom facilities and interested parties may look to create 2 independent flats ( Ground and First Floor )  
Please refer to independent rental appraisal.

### FAMILY HOME

The property would suit conversion back into a single residential dwelling / family home with rear garden and scope for rear extension in this sought after residential location.

All above subject to gaining the necessary consents.

### 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;

11, Arley Hill – Family home £4000+pcm | 2 flats £1400pcm++ depending on size & finish.

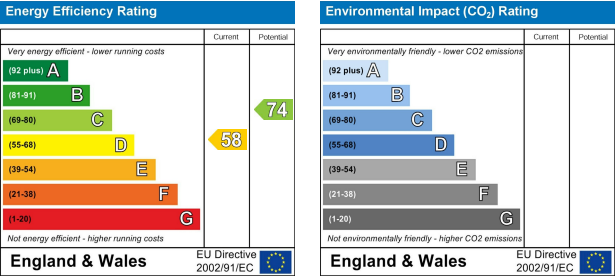
If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.

I will look forward to hearing from you and helping you with your investment.

## Floor plan



## EPC Chart



## 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.



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