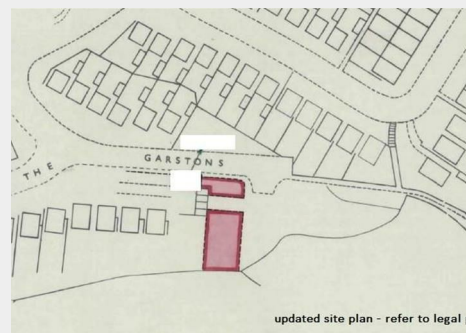
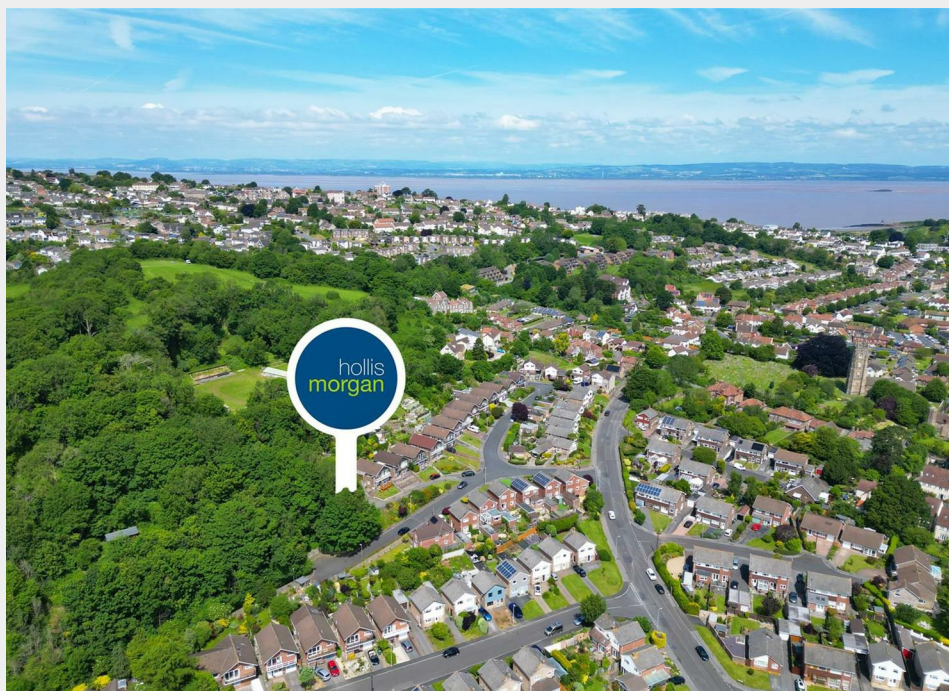


## Land Adjacent to, 7 The Garstons, Portishead, North

Auction Guide Price +++ £5,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH JUNE 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- JUNE LIVE ONLINE AUCTION
- FREEHOLD PARCEL OF LAND
- MATURE WOODLAND
- RANGE OF POSSIBLE USES
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold 0.1 ACRE PARCEL OF MATURE WOODLAND located on a quiet position in Portishead.

# Land Adjacent to, 7 The Garstons, Portishead, North Somerset, BS20 6QU

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Land Adjacent to 7 The Garstons, Portishead BS20 6QU

Lot Number 40

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 LAND

A Freehold 0.1 acre parcel of mature woodland located on a quiet cul de sac in Portishead.  
Sold with vacant possession.

Please note the vendors are not the owners of 7 The Garstons and we request all enquiries are directed to Hollis Morgan only.

Tenure - Freehold

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

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

FREEHOLD PARCEL OF LAND

The land was formally gardens of 7 The Garstons and offer a wide range of possible uses including amenity or recreation space.

We understand no planning has been previously sought - interested parties to make their own investigations.  
Subject to gaining the necessary consents.

### LOCATION

The property is located on quiet cul de sac yet within easy reach of the many shops, boutiques, bars, restaurants and facilities of Portishead High Street and marina. It also offers a wide range of outdoor activities both water based - Portishead Sailing Club, marina and open air lido - and outdoor pursuits - golf at Clevedon, horse riding nearby and walking both along the coast path from the front door and in the parks of North Somerset. There are many local primary schools in Portishead in addition to the highly regarded Gordano Secondary School, whilst a number of independent schools, primary and secondary, are easily accessible in Bristol. Portishead offers excellent transport links. The M5 motorway at junction 19 allows easy road access North, South, East and West. Bristol Parkway and Temple Meads Stations offer frequent intercity and cross country services. Bristol Airport is approximately 14 miles distant and offers national and international flights.

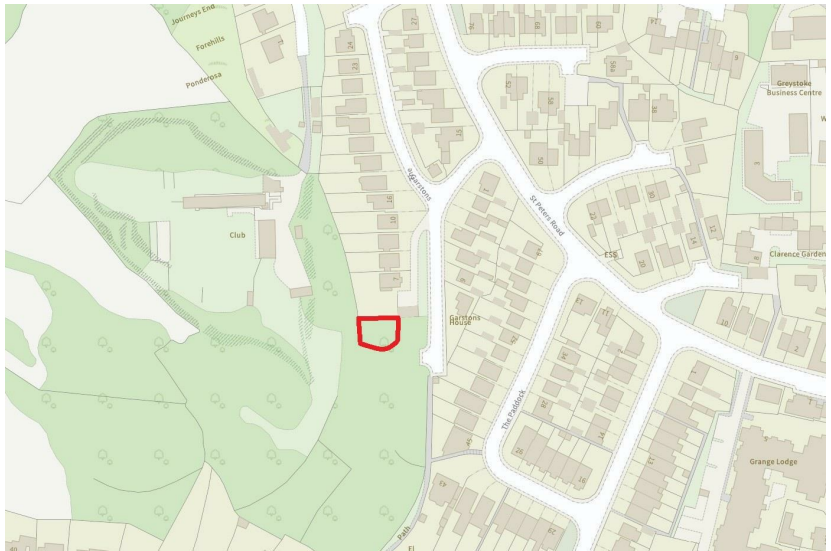
### SOLICITORS & COMPLETION

Theo Vitagliano  
Wards  
0117 929 2811  
Theo.Vitagliano@wards.uk.com  
<https://wards.uk.com/>

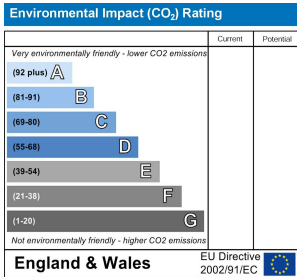
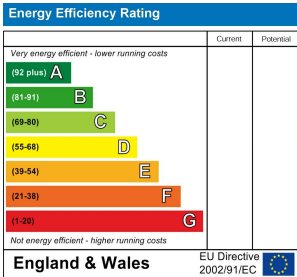
### EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT  
Tel: 0117 973 6565  
Email: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)  
[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

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.