

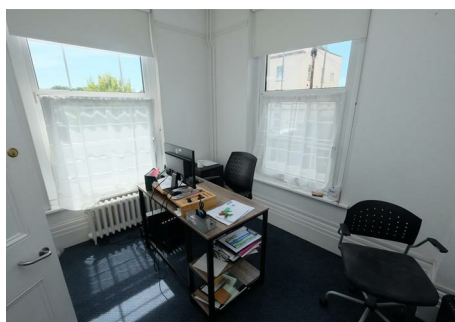
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hollis  
morgan

auction



## 68 Coronation Road, Southville, Bristol, BS3 1AS

**Auction Guide Price £890,000 +++**

Hollis Morgan - A Freehold PERIOD PROPERTY ( 3267 Sq Ft ) with LARGE SOUTH FACING CAR PARK and potential for STUNNING FAMILY HOME or RESI DEVELOPMENT stc.

# 68 Coronation Road, Southville, Bristol, BS3 1AS

## THE PROPERTY

68 Coronation Road, Southville, Bristol, BS3 1AS

A prime Freehold semi detached property with accommodation ( 3267 Sq Ft ) arranged over four floors and retaining a wide array of original period features and views towards the River Avon and the surrounding urban landscape.

Number 68 occupies a large corner plot ( 0.15 Acres ) with vehicular access from both Dean Lane and Southville Road, located just moments from the Gaol Ferry Bridge which provides instant access to Whapping Wharf and the Harbourside.

We understand the property was originally a family home but has operated as the Southville Clinic ( usage class E(e) ) since 2011 and previous to that a convent. The property will be sold with vacant possession and is NOT listed.

## LOCATION

Located in one of Bristol's most sought after locations just yards from the iconic North Street yet tucked back from the action that is quite literally on your doorstep, There is a vast array of open green spaces nearby including Gores Marsh Park, Ashton Court Estate and Greville Smyth Park. This property has easy access to Bristol City Centre, Bristol International Airport and the Bristol Link Road. These are excellent transportation links making this one of the most convenient and valued locations in Bristol. This Southville location offers the flourishing independent shops, bars, cafes and restaurants of North Street including the popular Tobacco Factory.

## THE OPPORTUNITY

### RESIDENTIAL DEVELOPMENT

A prime opportunity to convert and extend the property for residential development such as luxury flats.

No previous planning of this nature has been sought and interested parties to make their own investigations.

Please note next door has a large rear and side extension.

### HOLLIS MORGAN NEW HOMES

If you would like any advice on the potential GDV for your scheme please contact the Hollis Morgan New Homes team.

### PRIME FAMILY HOME

The property could be converted back into a large 4 / 5 bedroom family home with huge south facing garden and parking / garage.

### FAMILY HOME WITH SELF CONTAINED FLAT

There is already independent access to the lower ground floor to create a separate self contained flat.

### NEW BUILD DEVELOPMENT

There was previously a large detached garage in the car park area and there is scope ( subject to consents ) for a new build scheme at the Southville Road end of the plot.

### PROOF OF LARGE GARAGE

Reference 11/00071/F

Alternative Reference

Application Received Fri 07 Jan 2011

Application Validated Fri 14 Jan 2011

Address St Josephs Convent 68 Coronation Road  
Bristol BS3 1AS

Proposal Demolition of an existing detached garage and conversion of rear garden to a patient car park.

Status Decided

Decision GRANTED subject to condition(s)

Decision Issued Date Wed 23 Feb 2011

Appeal Status Unknown