



Wick House, 191 Wick Road, Brislington, Bristol, BS4 4HW

Asking Price £3,000,000

Hollis Morgan INVESTMENT – A Freehold DETACHED MANSION HOUSE (Circa £15,000 Sq Ft) occupying a 1.75 Acre plot | 43 BED HMO | Requires MODERNISATION | Scope for RESI DEVELOPMENT stp

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THE PROPERTY

ADDRESS | Wick House, Wick Road, Brislington, Bristol BS4 4HW

Wick House is an imposing Grade II Listed Freehold detached Mansion House (circa 15,000 Sq Ft) occupying a 1.75 Acre plot with two sets of vehicular access and various outbuildings. The flexible accommodation is arranged over 3 floors (plus basement) with multiple bedrooms, bathrooms and communal areas all now in need of modernisation. The property has been in the same ownership for over 25 years and previous uses include a Children's Home, a Nursing Home and more recently a 43 residential HMO which houses homeless people. Sold with vacant possession

Previous auction legal pack is available by request.

Tenure - Freehold

Council Tax - exempt (listed)

EPC - exempt (listed)

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

Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

HMO INVESTMENT | VACANT POSSESSION

The property is located circa 2 miles from the new Bristol Univerity campus at Temple Meads.

It is currently operating as a 43 bedroom HMO but will be sold with vacant possession upon completion (extended 12 week completion)

We understand the property has historically is has operated at 50 + letting rooms.

Most recent income was circa £230,000 pa (gross) but it has previously generated up to £400,000 pa

There is scope for a high yielding student or professional HMO block.

COMMERCIAL

The property would suit a wide range of commercial uses including Nursing Home, School or similar.

RESIDENTIAL DEVELOPMENT | NEW BUILDS

The property has scope for a residential development of flats or similar.

Interested parties should note the large plot and outbuildings with potential for new build development.

All above subject to gaining the necessary consents.

LOCATION

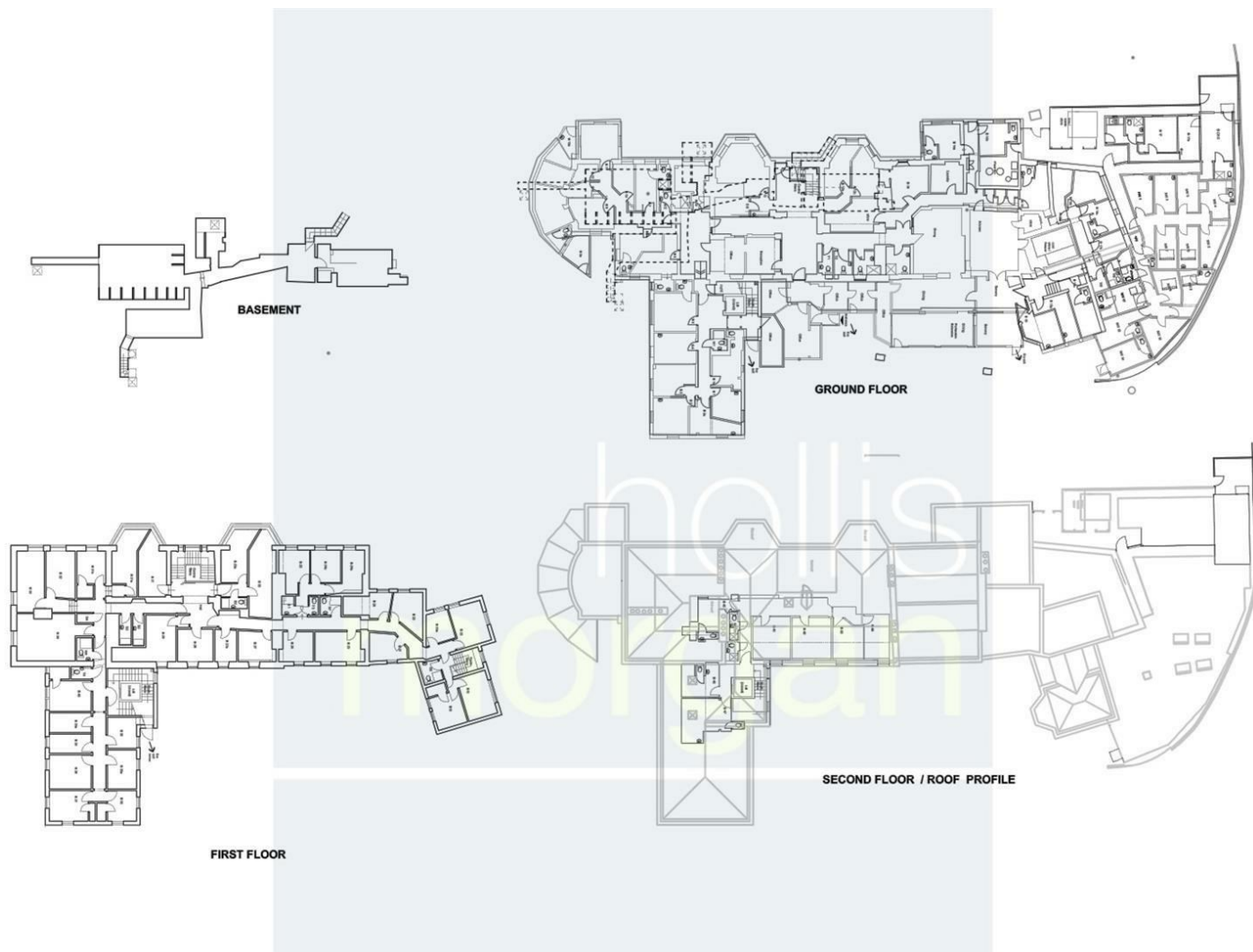
The property is located close to the vibrant Sandy Park High Street within the popular suburb of Brislington. Local amenities and services are all within close proximity including convenience stores, cafes, bars and restaurants. Bristol City Centre is approximately two miles away.

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, and they do not

constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.





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