

# Residential Development Land Sales



**The Old Dairy, Stoke Lane, Patchway, Bristol, BS34 6DU**

**Sold @ Auction £595,000**

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold PERIOD BLOCK OF 5 x FLATS ( 2889 Sq Ft ) with scope for £85,000 + pa INCOME | Bonus BUILDING PLOT and BASMENT with RESI PLANNING.

# The Old Dairy, Stoke Lane, Patchway, Bristol, BS34 6DU

## FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ SEPTEMBER LIVE ONLINE AUCTION FOR UNDISCLOSED AMOUNT \*\*\*

ADDRESS | The Old Dairy, Stoke Lane, Stoke Lodge, Bristol BS34 6DU

Lot Number 8

The Live Online Auction is on Wednesday 17th September 2025 @ 17:30

Registration Deadline is on Monday 15th September 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose 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 period property ( 2889 Sq Ft ) occupying a large plot with gated access and multiple off street parking spaces. The accommodation is arranged over 3 floors as 5 self contained one bedroom flats with an undeveloped basement and building plot to the side.

Sold subject to existing tenancies

Tenure - Freehold

Council Tax - I

EPC - D | E | D | E | D

## THE OPPORTUNITY

RESIDENTIAL INVESTMENT | 5 X FLATS | SCOPE FOR £85K PA

The property is arranged as 5 self contained 1 bedroom flats with scope for an income of circa £60,000 pa.

The flats are currently let on AST rental contracts but we understand some of the rents are below market value with tenants having been in situ since 2023.

There is scope for additional income once the new build and basement have been converted. ( £1200 + £850 pcm | £24,600 pa )

Please refer to schedule of income below and independent rental appraisal.

## PLANNING GRANTED | 2 BEDROOM HOUSE

Planning consent ( P23/01742/F ) was granted to erect a semi detached 2 bedroom house with parking and use of communal gardens.

## PLANNING GRANTED | BASEMENT CONVERSION

Planning consent ( P23/01782/F ) was granted to convert the existing basement into a self contained flat.

## SCHEDULE OF INCOME

### CURRENT RENT

Flat 1 - £850 pcm ( In occupation since 2025 )

Flat 2 - £950 pcm ( In occupation since 2023 )

Flat 3 - £950 pcm ( In occupation since 2023 )

Flat 4 - £1000 pcm ( In occupation since 2024 )

Flat 5 - £950 pcm ( In occupation since 2023 )

Please refer to independent rental appraisal for current market rents.

## PLANNING GRANTED - HOUSE

Reference P23/01742/F

Alternative Reference PP-12191113

Application Received Tue 30 May 2023

Application Validated Tue 30 May 2023

Address The Old Dairy Stoke Lane Patchway South Gloucestershire

Proposal Erection of two storey extension to form 1no. residential dwelling with access and associated works (Resubmission of permission P19/16541/F).

Status Decided

Decision Approve with Conditions

Decision Issued Date Fri 25 Aug 2023

Appeal Status Unknown

Appeal Decision Not Available

## PLANNING GRANTED - BASEMENT

Reference P23/01782/F

Alternative Reference PP-12190147

Application Received Mon 05 Jun 2023

Application Validated Mon 05 Jun 2023

Address The Old Dairy Stoke Lane Patchway South Gloucestershire BS34 6DU

Proposal Conversion of existing basement area to form 1no additional flat. (resubmission of previously approved scheme P19/16540/F).

Status Decided

Decision Approve with Conditions

Decision Issued Date Wed 08 Nov 2023

Appeal Status Unknown

Appeal Decision Not Available

## LOCATION

Stoke Lodge is a popular residential area with excellent local amenities including local shops, schools and transportation links as its close to the proximity of the A38.

## SOLICITORS & COMPLETION

Tom Bowering

Wards

0117 986 3504

tom.bowering@wards.uk.com

www.wards.uk.com

## EXTENDED COMPLETION

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

## IMPORTANT AUCTION INFORMATION

### VIEWINGS

Please submit a viewing request online and we will contact you to organise an appointment.

We will send you an email and text to confirm the appointment time and the full property address.

Viewings are supervised by a member of the Hollis Morgan Auction team who will meet you at the property.

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## MATERIAL INFORMATION

Information including utilities, Electricity supply, Water supply, Sewerage, Heating, Broadband, Mobile signal / coverage, Parking, Building safety, Restrictions and rights, Rights and easements, Flood risk, Erosion risk, Coastal erosion risk, Planning permission for proposal for development, Property accessibility / adaptations, Coalfield or mining area all of which will be supplied within the legal pack that can be accessed for free via the Hollis Morgan website or via your EIG account.

## ONLINE LEGAL PACKS

Digital Copies of the Online legal pack can be downloaded Free of Charge.

Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.

Press the GREEN button to "Download Legal Packs" For the first visit you will be required to register simply with your email and a password.

Having set up your account you can download legal packs or if they are not yet available, they will automatically be sent to you when we receive them.

You will be automatically updated by email if any new information is added.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be added.

\*\*\* STAY UPDATED \*\*\* By registering for the legal pack we can ensure you are kept updated on any changes to this Lot in the build up to the sale.

## BUYER'S PREMIUM

Please be aware all purchasers are subject to a £1,500 + VAT (£1,800 inc VAT) buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

## GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the

auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## PRE AUCTION OFFERS

Some vendors are willing to consider offers prior to the auction. Pre auction offers can ONLY be submitted by completing the online PRE AUCTION OFFER FORM

The form can be found on the Hollis Morgan website on the individual auction property listing.

Please note offers will not be considered until you have inspected the COMPLETE LEGAL PACK once it has been released.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when our client's solicitor informs us no further information is due to be added.

In the event of an offer being accepted the property will only be removed from the online auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium (£1,800 Inclusive of VAT) to Hollis Morgan.

Contracts can be exchanged via the solicitors or at the Hollis Morgan offices by appointment only.

## REGISTRATION PROCESS

The registration process is extremely simple – visit the Hollis Morgan auction website and click on the "Register to Bid" button.

The "Register to Bid" button can be found on the auction home page or on the individual lot listings.

Please note this function is not available on Rightmove or Zoopla.

Stage 1 – Complete the Online Bidding Form

Stage 2 – Upload your certified ID

Stage 3 – Invitation to bid

Stage 4 – Pay your security deposit (£6,800)

You are now ready to bid – Good luck!

If your bid is successful, the balance of the deposit monies must be transferred to our client account within 24 hours of the auction sale.

If you are unsuccessful at the auction your holding deposit will be returned within 48 hours.

## SURVEYS AND VALUATIONS

If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction, please instruct your appointed surveyor to contact Hollis Morgan and we will arrange access for them to inspect the property. Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hollis Morgan offices in Clifton.

## AUCTION FINANCE & BRIDGING LOANS

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and whole of market rates from our independent brokers.

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Hollis Morgan may receive introductory fees for this service from the broker.

### AUCTION BUYER'S GUIDE VIDEO

We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process, please don't hesitate to contact Auction HQ.

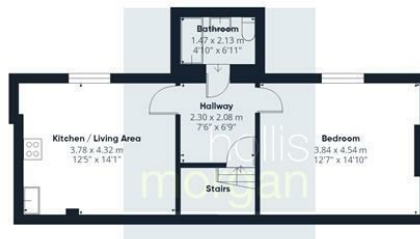
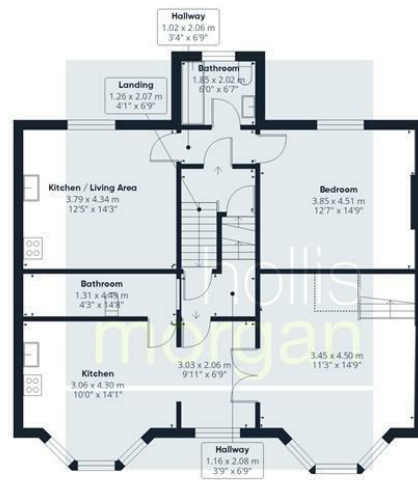
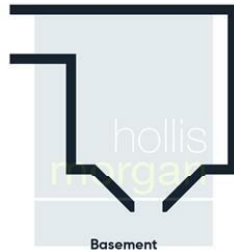
### 2025 CHARITY OF THE YEAR

Hollis Morgan is supporting Uncle Pauls Chilli Charity empowering socially disadvantaged people with barriers to learning &/or disabilities based in Butcombe, North Somerset, our land overlooks the Mendip Hills and Blagdon lake. There are three main areas of focus at Uncle Paul's Chilli Charity Education, Wellbeing and Social Prescribing – visit [www.chillicharity.org.uk/](http://www.chillicharity.org.uk/) for more details or the Hollis Morgan Charity Page of our website.

### 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, 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.





Approximate total area<sup>(1)</sup>  
 268.4 m<sup>2</sup>  
 2889 ft<sup>2</sup>  
 Reduced headroom  
 12.8 m<sup>2</sup>  
 138 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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