



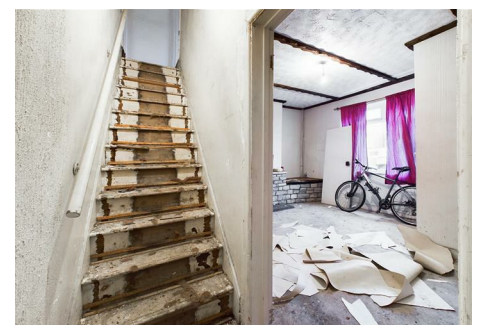
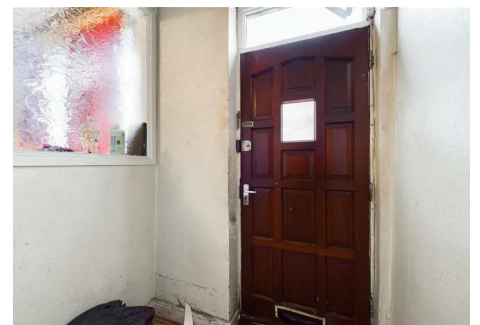
0117 973 6565

www.hollismorgan.co.uk

post@hollismorgan.co.uk

hollis
morgan

auction



3 - 5 Hinton Road, Greenbank, Bristol, BS5 6HA

Auction Guide Price £375,000 +++

Hollis Morgan – A Freehold DEVELOPMENT OPPORTUNITY comprising HOUSE + COMMERCIAL (3342 Sq Ft) with scope for RESI SCHEME subject to consents.

THE PROPERTY

ADDRESS | 3 - 5 Hinton Road, Greenbank, Bristol BS5 6HA

A Freehold mixed use property (3342 Sq Ft) originally an end of terrace house with large garden that has been previously developed into a car mechanics / workshop with offices and a separate self contained residential unit in this sought after Greenbank location.
Sold with vacant possession.

Tenure - Freehold
Council Tax - A
EPC - TBC

THE OPPORTUNITY

RESI DEVELOPMENT OPPORTUNITY

Vacant and now in need of updating.
The property has scope for a range of residential development schemes including a pair of 3 bedrooms houses, high density flats or HMO.
We understand no planning of this nature has been previously sought.
All above subject to gaining the necessary consents.

COMMERCIAL INVESTMENT | PREMISES

There is scope for continued commercial use.

LOCATION

The property is located in a popular and central location of Greenbank / Easton within easy reach of both Stapleton Road and Church Road with their eclectic range of shops whilst the centre of Bristol with its extensive shopping facilities, business areas and leisure and entertainment facilities is within a very short distance.

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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack.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.