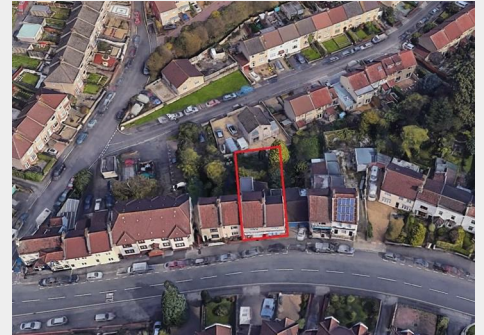


19, Nags Head Hill, St George, Bristol, BS5 8LN

Sold @ Auction £345,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23RD JUNE 2021
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- DOWNLOAD ONLINE LEGAL PACKS
- JUNE 2021
- FREEHOLD FORMER BUTCHERS & FLAT
- RESI DEVELOPMENT OPPORTUNITY
- PLANNING GRANTED - 2 HOUSES
- EXTENDED 6 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION - A Freehold DEVELOPMENT OPPORTUNITY with PLANNING GRANTED to convert the existing building into 2 X HOUSES with enclosed REAR GARDENS.

19, Nags Head Hill, St George, Bristol, BS5 8LN

Accommodation

ADDRESS

19 Nags Head Hill, St. George, Bristol, BS5 8LN

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD BY HOLLIS MORGAN LIVE ONLINE AUCTION ***

GUIDE PRICE £235,000 +++
SOLD @ £345,000

Lot Number 3

The Live Online Auction is on Wednesday 23rd June @ 18:00
Registration Deadline is on Monday 21st June @ 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”

PRE AUCTION OFFERS

On this occasion the vendor will NOT be considering pre auction offers.

THE PROPERTY

A Freehold double width property arranged as butchers with basement and self contained flat on the upper floors with large garden to rear and side access.

Sold with vacant possession.

LOCATION

Nags Head Hill is located just a few minutes from the popular Church Road within the popular suburb of St. George.

Church Road offers an array of independent retailers, bars, cafes, restaurants and convenience stores whilst St George's park is an extremely popular local amenity space.

Bristol City Centre is approximately four miles away.

THE OPPORTUNITY

DEVELOPMENT OPPORTUNITY - PLANNING GRANTED

Planning has been granted to convert the existing building (formerly a butchers with flat above) into 2 family homes with enclosed rear gardens.

ALTERNATIVE SCHEME

Scope for conversion to multiple flats plus extend to rear.
Subject to consents

PROPOSED SCHEDULE OF ACCOMMODATION

House A =179.3 m2 - 4 bed

Basement – Bathroom, Utility, Lounge with Bi Fold doors leading to enclosed rear garden

Ground Floor – Entrance Hall, Reception 1, Reception 2, Open Plan Kitchen Diner

First Floor – Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4, Bathroom

House B =125.8 m2 – 3 bed

Basement –Lounge with Bi Fold doors leading to enclosed rear garden

Ground Floor – Entrance Hall, Reception 1, Reception 2, Open Plan Kitchen Diner

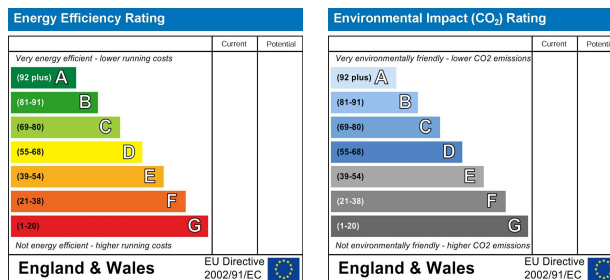
First Floor – Bedroom 1, Bedroom 2, Bedroom 3, Bathroom

Floor plan



EXISTING LAYOUT & ELEVATIONS

EPC Chart



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Auction Property Details Disclaimer

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Please refer to our website for further details.