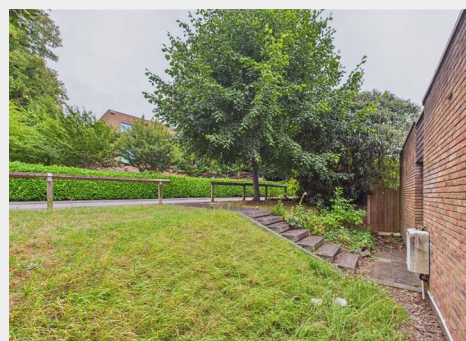


# 1A Shaplands, Stoke Bishop, Bristol, BS9 1AY

Auction Guide Price +++ £240,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 15TH OCTOBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- OCTOBER LIVE ONLINE AUCTION
- FREEHOLD DETACHED PROPERTY
- GARDEN | TANDEM PARKING
- COSMETIC UPDATING | DEVELOP (stp)
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION – A Freehold DETACHED 2 BED PROPERTY ( 771 Sq Ft ) with TANDEM PARKING and GARDENS | Huge potential to DEVELOP (stp) and scope for COSMETIC UPDATING

# 1A Shaplands, Stoke Bishop, Bristol, BS9 1AY

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 1A Shaplands, Stoke Bishop, Bristol BS9 1AY

Lot Number TBC

The Live Online Auction is on Wednesday 15th October 2025 @ 17:30  
Registration Deadline is on Monday 13th October 2025 @ 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”

### THE PROPERTY

A Freehold detached property located in a quiet cul de sac just off Parry's Lane and moment's from Durdham Downs. The property has a formal pedestrian access from Shaplands plus rear access via the tandem off street parking space. The brick built property ( 771 Sq Ft ) is arranged over the ground floor and comprises bright and airy accommodation with separete reception room and kitchen plus 2 bedrooms and a family bathroom. The property sits in the centre of the plot with mature gardens to all aspects. Sold with vacant possession.

Tenure - Freehold  
Council Tax - C  
EPC - E

### THE OPPORTUNITY

DETACHED | COSMETIC UPDATING

The property has been let for a number of years and would now benefit from some cosmetic updating but with scope to create a detached 2 bedroom home or investment with parking and gardens in this most sought after of suburban locations  
Please refer to independent rental appraisal

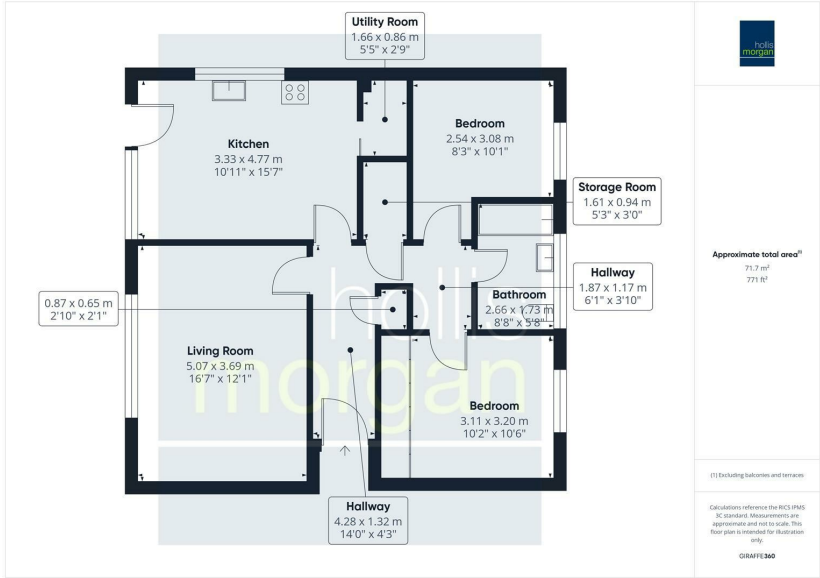
### DEVELOPMENT POTENTIAL

There is scope to extend the property to both sides and rear.  
Interested parties will note the potential to add an additional storey to the building.  
All subject to gaining the necessary consents.

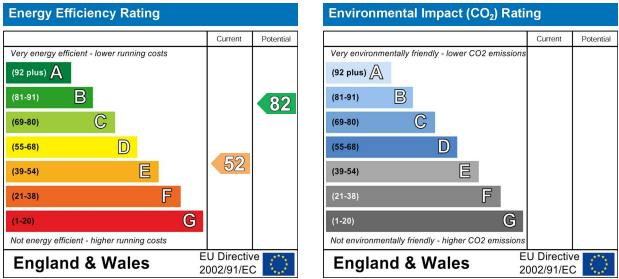
### LOCATION

Stoke Bishop is amongst the most sought after and coveted locations in the city. Offering a mix of suburban convenience with open green spaces including Durdham Downs and Canford Park, excellent amenities in Westbury Village, Stoke Lane, Whiteladies Road and Henleaze providing a wide range of supermarkets, shops, restaurants and pubs. With a wide range of schools including Elmlea Primary Schools, Stoke Bishop C of E primary, Badminton, Redmaids, and excellent access to the City, Sea Mills Train Stations and the regions motorway network.

## Floor plan



## EPC Chart



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## Auction Property Details Disclaimer

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Please refer to our website for further details.