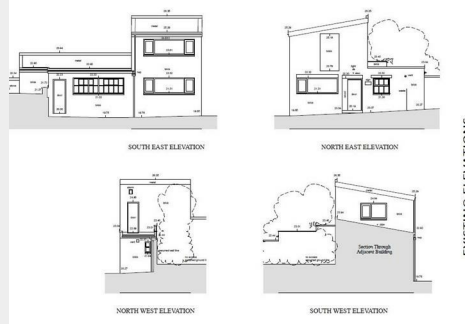


# The Old Shoe Factory, Cobbler Lane, Clifton, Bristol, BS8 2AQ

Sold @ Auction £190,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 26TH JULY 2023
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- JULY 2023
- FREEHOLD DEVELOPMENT OPPORTUNITY
- PLANNING GRANTED
- CONVERSION TO DWELLING HOUSE
- 4 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Freehold DEVELOPMENT OPPORTUNITY ( 465 Sq Ft ) with PLANNING GRANTED to create a quirky 1 BED HOUSE just off Whiteladies Road.

# The Old Shoe Factory, Cobbler Lane, Clifton, Bristol, BS8 2AQ

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ JULY AUCTION \*\*\*

GUIDE £180,000 +++  
SOLD @ £190,000

ADDRESS | The Old Shoe Factory, Cobbler Lane, (off Wellington Park) BS8 2AQ

Lot Number 26  
The Live Online Auction is on Wednesday 26th July 2023 @ 17:30  
Registration Deadline is on Monday 24th July 2023 @ 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"

#### VIEWINGS

Viewings can be booked on specific days for this property – please submit a viewing request online and we will contact you to arrange access. Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the START of the agreed time as we have scheduled viewings throughout the day and CANNOT wait for late arrivals. There are likely to be viewings on the property before and after your appointment and if you miss your slot (usually 15 minutes or longer for larger properties) you will be asked to wait until the next available time.

#### EXTENDED COMPLETION

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

#### 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.

#### EPC

For full details of the EPC please refer to the online legal pack.

## Floor plan

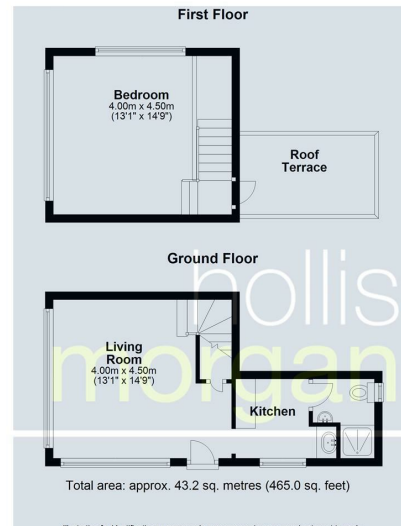
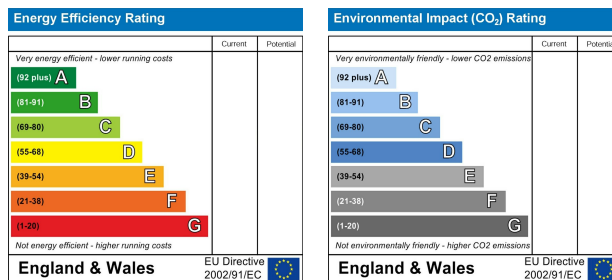


Illustration for identification purposes only, measurements are approximate, not to scale.  
This plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed.  
Plan produced using PlanUp.

## EPC Chart



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## Auction Property Details Disclaimer

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Please refer to our website for further details.