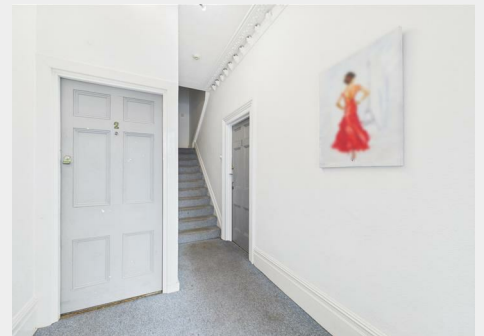


## The Old Dairy Stoke Lane, Patchway, Bristol, BS34 6DU

Auction Guide Price +++ £595,000



- FOR SALE BY LIVE ONLINE AUCTION
- WEDNESDAY 17TH SEPTEMBER 2025
- LEGAL PACK COMPLETE
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- SEPTEMBER LIVE ONLINE AUCTION
- FREEHOLD BLOCK OF FLATS
- 5 X 1 BEDS | SCOPE FOR £85K PA
- BONUS PLOT + BASEMENT WITH PLANNING
- EXTENDED 8 WEEK COMPLETION

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

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

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

Lot Number TBC

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 | POTENTIAL £85K

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.

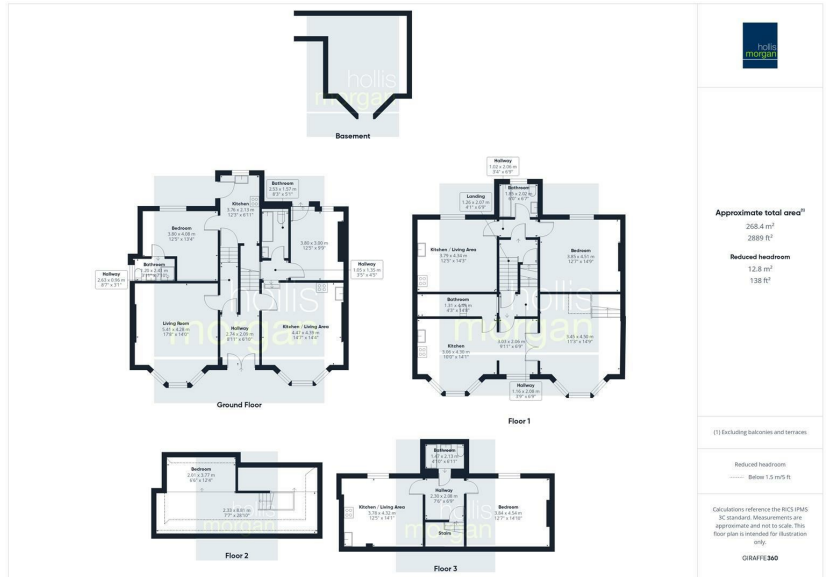
### SCHEDULE OF INCOME

#### CURRENT RENT

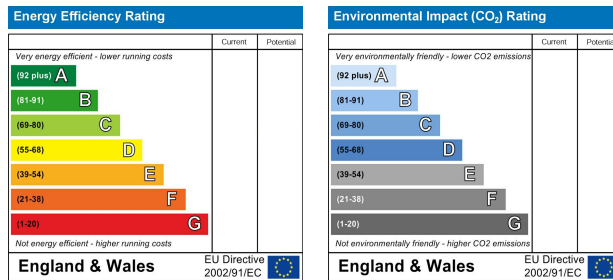
Flat 1 - £850 pcm ( In occupation since 2025 )  
Flat 2 - £950 pcm ( In occupation since 2023 )  
Flat 3 - £950 pcm ( In occupation since 2023 )  
Flat 4 - £1000 pcm ( In occupation since 2024 )  
Flat 5 - £950 pcm ( In occupation since 2023 )

Please refer to independent rental appraisal for current market rents.

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

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## Auction Property Details Disclaimer

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Please refer to our website for further details.