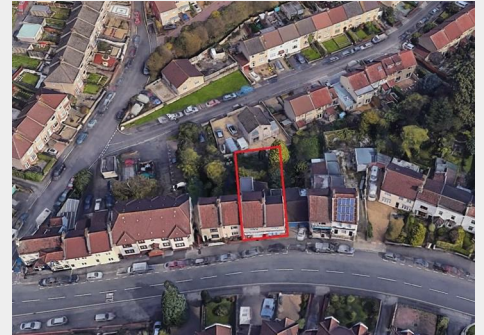


# 19, Nags Head Hill, St George, Bristol, BS5 8LN

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

### COVID UPDATE - LOCKDOWN 3.0

Following Government advice ( 05.01.21 ) the housing market will remain open during the new lockdown in England. Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules. Please contact the auction team for any questions.

### 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.

### 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.

Please note government regulation on groups sizes and safe social distancing must be practiced at all times - please bring your own gloves and facemask.

You may be asked to wait outside before it is safe to enter - please understand and respect this request.

If you have shown any symptoms of Covid (19) in the last 10 days we would respectfully ask you to not attend the viewing.

The safety of our clients and staff is our number one priority and we thank you for your understanding.

Please note that hard copy of details will not be provided but will have been emailed to you with instructions on how to bid and what happens next before the viewing.

### COMPLETION - BEAT THE STAMP DUTY DEADLINE

Completion is set for 6 weeks or earlier subject to mutual consent.

Pay ZERO STAMP DUTY on the first £250,000 of your purchase if you complete by September 30th

Please note 3% SDLT is still payable when purchasing additional properties Use this SDLT calculator to work out how much SDLT you'll pay -

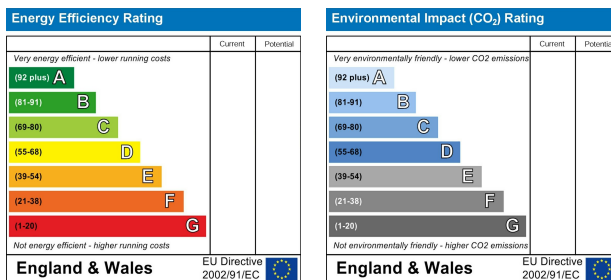
[www.tax.service.gov.uk/calculate-stamp-duty-land-tax/](http://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/)

## Floor plan



EXISTING LAYOUT & ELEVATIONS

## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

**hollis  
morgan**

Tel: 0117 973 6565  
Email: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)  
[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

Hollis Morgan Property Limited, registered in England, registered 7275716.  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Auction 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.

Please refer to our website for further details.