

## 11 Arley Hill, Cotham, Bristol, BS6 5PH

Sold @ Auction £410,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23rd JULY 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ JULY LIVE ONLINE AUCTION
- FREEHOLD SEMI DETACHED HOUSE
- CURRENTLY 4 FLATS
- SCOPE FOR FAMILY HOME
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold SEMI DETACHED PERIOD HOUSE ( 1194 Sq Ft ) arranged as 4 x VACANT FLATS with scope for FAMILY HOME with REAR GARDEN.

# 11 Arley Hill, Cotham, Bristol, BS6 5PH

## Accommodation

**FOR SALE BY LIVE ONLINE AUCTION**  
**\*\*\* SOLD @ JULY LIVE ONLINE AUCTION \*\*\***

GUIDE PRICE £435,000 +++  
 SOLD @ £410,000

ADDRESS | 11 Arley Hill, Cotham, Bristol BS6 5PH

Lot Number 64

The Live Online Auction is on Wednesday 23rd July 2025 @ 17:30  
 Registration Deadline is on Monday 21st July 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 semi detached period property ( 1194 Sq Ft ) occupying an elevated position with rear garden and side access. The property is currently arranged as 4 self contained flats with independent kitchen and shared bathroom facilities.  
 Sold with vacant possession.

Tenure - Freehold  
 Usage Class - C3 & C4.  
 Council Tax - Band E  
 EPC - D, D, D, D

### THE OPPORTUNITY

VACANT | INVESTMENT

The property has been let for a number of years ( We understand Usage Class C3 | C4 but please refer to legal pack ) and is now vacant. The current set up has shared bathroom facilities and interested parties may look to create 2 independent flats ( Ground and First Floor )  
 Please refer to independent rental appraisal.

### FAMILY HOME

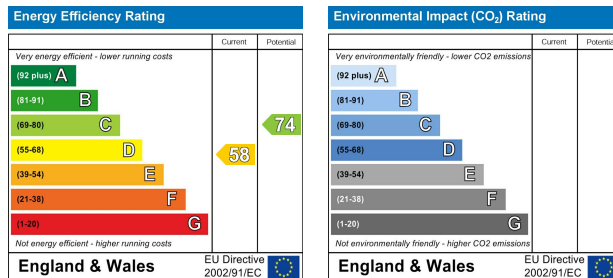
The property would suit conversion back into a single residential dwelling / family home with rear garden and scope for rear extension in this sought after residential location.

All above subject to gaining the necessary consents.

## Floor plan



## EPC Chart



9 Waterloo Street  
 Clifton  
 Bristol  
 BS8 4BT

Tel: 0117 973 6565  
 Email: post@hollismorgan.co.uk  
 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.