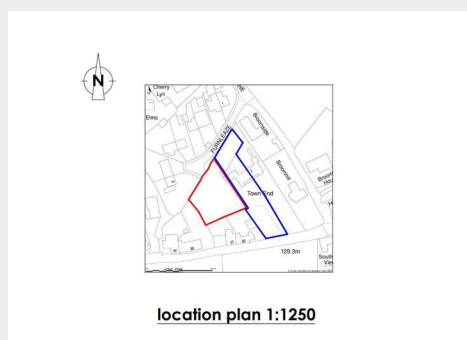


# 1, Townsend Cooks Hill, Clutton, Bristol, BS39 5RD

Auction Guide Price +++ £525,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 15TH OCTOBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- OCTOBER LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT COMBO | 0.57a
- 4 BED HOUSE | UPDATING | 1860 Sq Ft
- PLOT | PLANNING GRANTED | 2 X DETACHED
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION – A Freehold DEVELOPMENT COMBO ( 0.57a ) comprising semi detached 4 BED HOUSE FOR UPDATING and adjacent BUILDING PLOT with PLANNING GRANTED to erect 2 x DETACHED HOUSES

# 1, Townsend Cooks Hill, Clutton, Bristol, BS39 5RD

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 1 Townsend, Cooks Hill, Clutton, Bristol BS39 5RD

Lot Number TBC

The Live Online Auction is on Wednesday 15th October 2025 @ 12:00  
 \*\*\*PLEASE NOTE NEW START TIME  
 Registration Deadline is on Friday 10th October 2025 @ 17:00

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 semi detached house occupying an elevated and spacious 0.57 acre plot. The property has a stunning semi rural outlook and is accessed via a walled driveway off the main road with flexible accommodation ( 1860 Sq Ft ) on the ground floor and 4 bedrooms on the first floor. There is a large garage / workshop and off street parking with generous mature gardens to 3 aspects and outbuildings.

Please note the access to the original house is shared with the adjoining property | New Builds have new independent access from Furnleaze. Sold with vacant possession.

Tenure - Freehold  
 Council Tax - Band D  
 EPC - F

### THE OPPORTUNITY

FREEHOLD | DEVELOPMENT COMBO

The lot comprises a semi detached 4 bedroom house and a building plot with planning granted.

### HOUSE FOR UPDATING

The property has been a much loved family home for many years and would now benefit from updating with scope to create a fine 4 bedroom home with flexible accommodation.

Please note that the planning requires partial demolition of the adjoining garage which offers the potential for a rear extension ( stp )  
 Planning has been granted ( PP-13319793 ) to erect a detached 1 bedroom annexe in the rear garden.

### BUILDING PLOT | 2 X DETACHED

Planning has been granted ( PP-13512677 ) to erect a scheme of 2 x 4 Bed Detached family homes with accommodation of 1500 Sq Ft arranged over 2 floors with independent access approached via Furnleaze.

### PROPOSED SCHEDULE OF ACCOMMODATION

Ground Floor - Entrance Hall | WC | Open Plan Kitchen / Diner | Utility | Reception Room  
 First Floor - Bedroom 1 | En Suite | Bedroom 2 | Bedroom 3 | Bedroom 4 | Family Bathroom  
 Outside - Garage | Parking | Gardens,



9 Waterloo Street  
 Clifton  
 Bristol  
 BS8 4BT

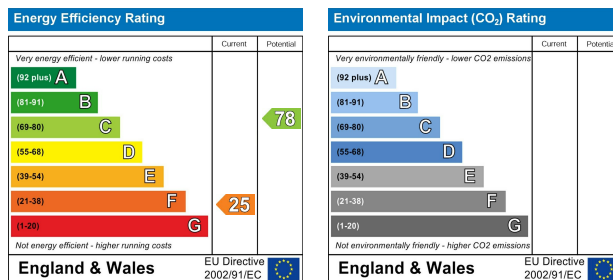
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## Floor plan



## EPC Chart



## 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.