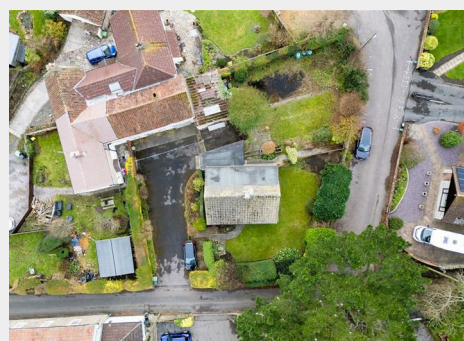
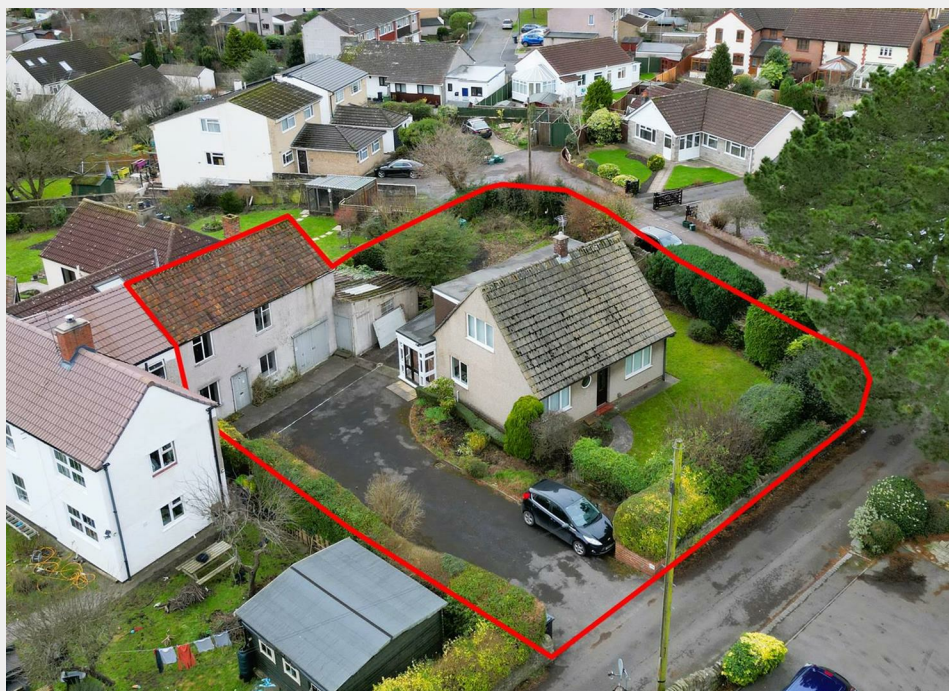


17a Wesley Lane, Warmley, Bristol, BS30 8BU

Auction Guide Price +++ £375,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 12TH MARCH 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- MARCH LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT COMBO
- DETACHED HOUSE FOR UPDATING
- STONE COTTAGE FOR MODERNISATION
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MARCH LIVE ONLINE AUCTION – Freehold DEVELOPMENT COMBO comprising DETACHED HOUSE for UPDATING and STONE COTTAGE for modernisation | Plus GARAGE and OUTBUILDINGS.

17a Wesley Lane, Warmley, Bristol, BS30 8BU

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 17a Wesley Lane, Warmley, Bristol BS30 8BU

Lot Number 23

The Live Online Auction is on Wednesday 12th March 2025 @ 17:30
Registration Deadline is on Monday 10th March 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

17a Wesley Lane is located at the end of a quiet cul de sac in a mature corner plot with vehicular access via a wide driveway and comprises two distinct dwellings - a detached 3 bedroom house and a charming stone cottage.

House (1114 Sq Ft) - 1950's detached with accommodation arranged over two floors with 3 bedrooms.

Cottage (486 Sq Ft) - Built by William Pow in 1829 and originally a coaching inn, coach house and stable block. The roof still has the original beams and the internal floor has original flagstone floors. It was used as a home from the early 1900s and then as a local Hardware Shop.

In addition there are garages and outbuildings.
All sold with vacant possession.

Tenure - Freehold
Council Tax - Band D
EPC - F

Utilities, Rights & Restrictions - Please refer to the Legal Pack
Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

DETACHED HOUSE FOR UPDATING

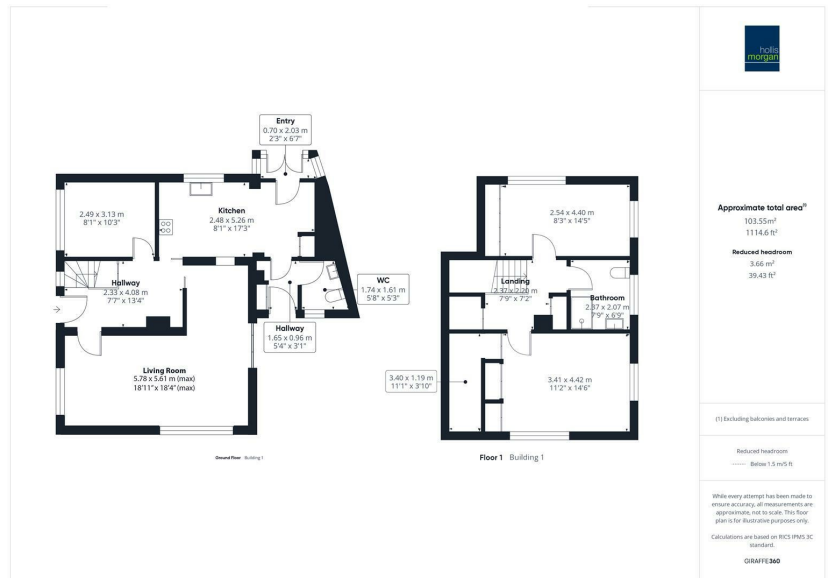
The property has been a much loved family home but now requires basic updating and has scope to extend and split to form a stunning home or investment with wrap around garden and off street parking.
Interested parties should note the house only (excluding the cottage) was previously listed with respected local agents for £500,000

COTTAGE FOR MODERNISATION

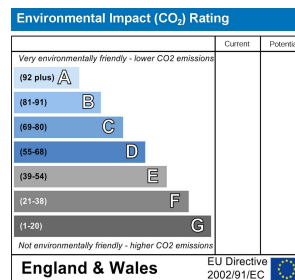
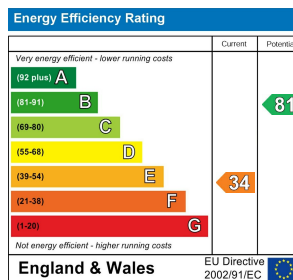
The cottage now requires complete modernisation but has scope for a range of residential and commercial uses either in addition to the main house as an annexe / office or to split as separate dwelling.
There is potential to create an independent driveway and garden area by creating a new access point to the side of the property.

All above subject to gaining the necessary consents.

Floor plan



EPC Chart



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Auction Property Details Disclaimer

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