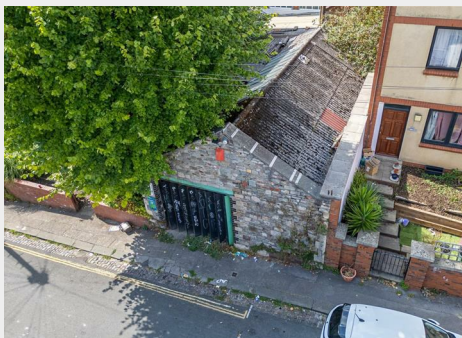


## 3A Richmond Road, Montpelier, Bristol, BS6 5EN

Sold @ Auction £208,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17TH SEPTEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- SOLD @ SEPTEMBER LIVE ONLINE AUCTION
- FREEHOLD WORKSHOP
- DEVELOPMENT OPPORTUNITY
- LAPSED PLANNING | 3 BED MEWS
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold WORKSHOP ( 1066 Sq Ft ) with LAPSED PLANNING to convert into 3 BEDROOM MEWS HOUSE with COURTYARD GARDEN.

# 3A Richmond Road, Montpelier, Bristol, BS6 5EN

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ SEPTEMBER LIVE ONLINE AUCTION \*\*\*

GUIDE PRICE £100,000 +++  
SOLD @ £208,000

ADDRESS | 3A Richmond Road, Montpelier, Bristol BS6 5EN

Lot Number 9

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 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"

### GUIDE PRICE RANGE

The vendors have issued a guide price range of £100,000 - £150,000 for this lot.

### PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

### THE PROPERTY

A Freehold workshop / garage ( 1066 Sq Ft ) with pitched roof and shutter doors onto Richmond Road, we understand the unit was previously occupied as garage mechanics but is now sold with vacant possession.

Tenure - Freehold

### THE OPPORTUNITY

LAPSED PLANNING | 3 BED MEWS HOUSE

Planning was granted in 2018 ( 12/04646/F ) and has now lapsed.  
The vendors have also proposed a 4 bedroom scheme but this has not been submitted and is subject to consents.

### PROPOSED LAPSED SCHEDULE OF ACCOMODATION

Ground Floor - Entrance directly into Courtyard | Open Plan Kitchen Diner  
Living Space | Bedroom 1 | Shower Room  
First Floor - Bedroom 2 | Bedroom 3 | Bathroom

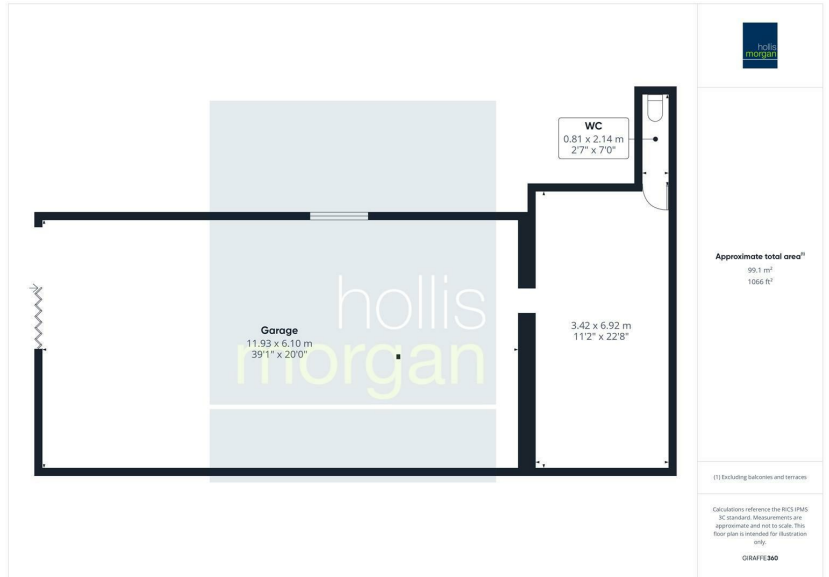
### COMMERCIAL USE

Scope for continued commercial use.  
Subject to consents.

### LAPSED PLANNING

Reference 12/04646/F  
Alternative Reference PP-02262218  
Application Received Mon 22 Oct 2012  
Application Validated Mon 22 Oct 2012  
Address Garage Adjacent To 3 Richmond Road Montpelier Bristol BS6 5EN  
Proposal Demolish existing repair garage and replace with a two storey single dwellinghouse.  
Status Decided  
Decision GRANTED subject to condition(s)  
Decision Issued Date Thu 27 Dec 2012

## Floor plan



## EPC Chart

9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

**hollis  
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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.