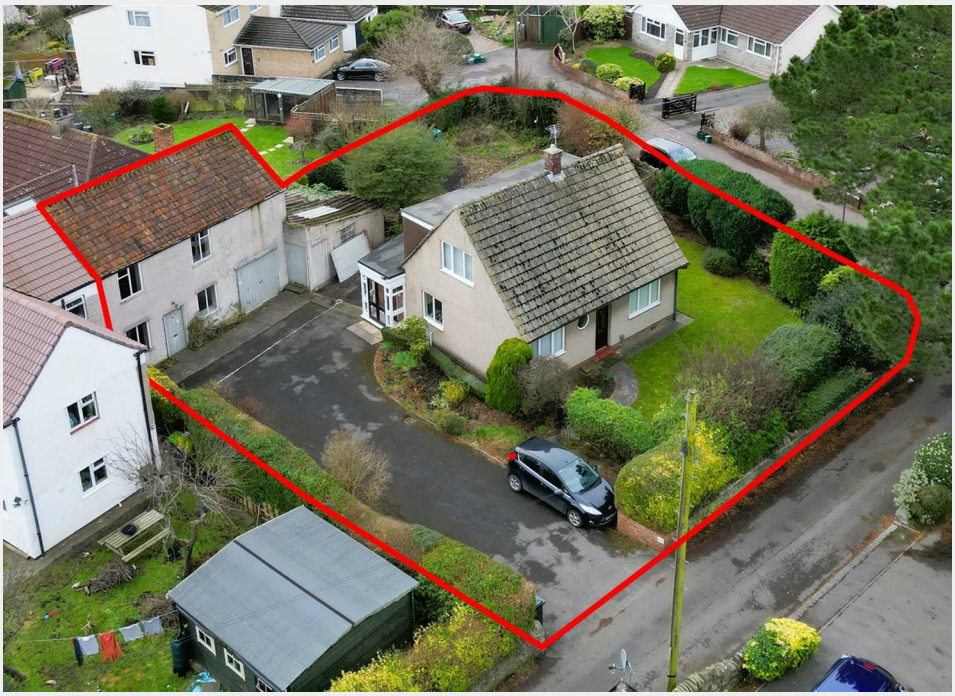
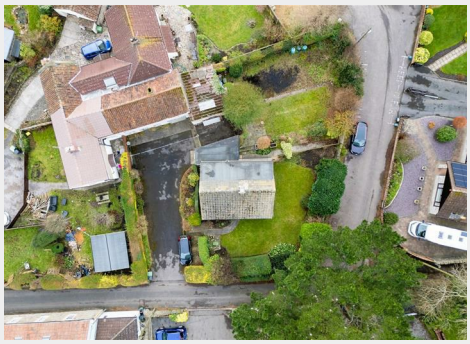
17a Wesley Lane, Warmley, Bristol, BS30 8BU

Sold @ Auction £420,000





- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23RD APRIL 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ APRIL LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT COMBO
- DETACHED HOUSE FOR UPDATING
- STONE COTTAGE FOR MODERNISATION
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL 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
*** SOLD @ APRIL LIVE ONLINE AUCTION ***

GUIDE PRICE £375,000 +++
SOLD @ £420,000

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

Lot Number 10

The Live Online Auction is on Wednesday 23rd April 2025 @ 17:30
Registration Deadline is on Monday 21s April 2025 @ 16:00

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
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

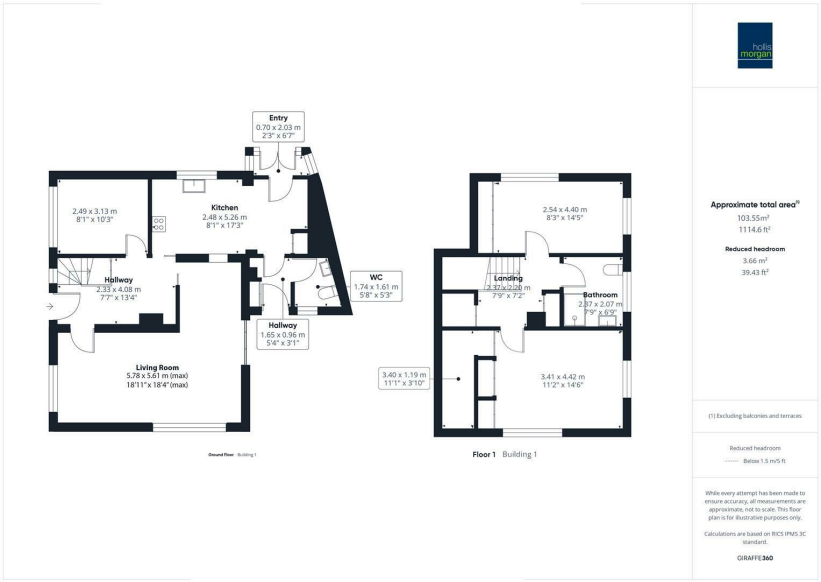
The property has been a much loved family home but now requires basic updating and has scope to extend and split to form a stunning home or investment with wrap around garden and off street parking.
Interested parties should note the house only (excluding the cottage) was previously listed with respected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

COTTAGE FOR MODERNISATION

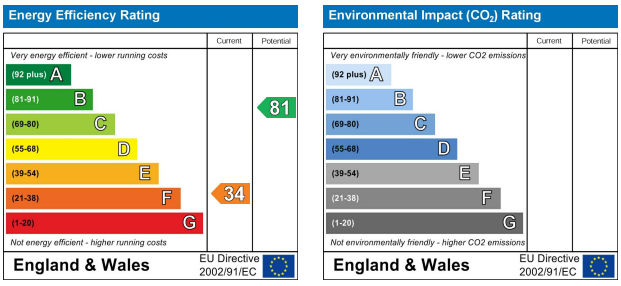
The cottage now requires complete modernisation but has scope for a range of residential and commercial uses either in addition to the main house as an annexe / office or to split as separate dwelling.
There is potential to create an independent driveway and garden area by creating a new access point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

All above subject to gaining the necessary consents.

Floor plan



EPC Chart



hollis morgan

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.