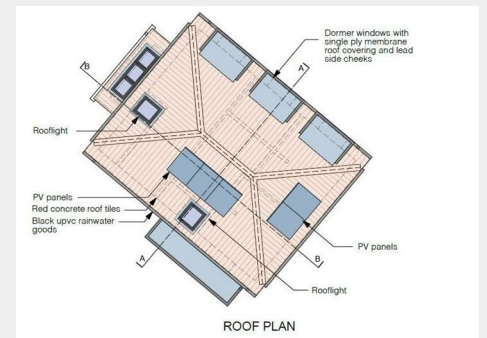
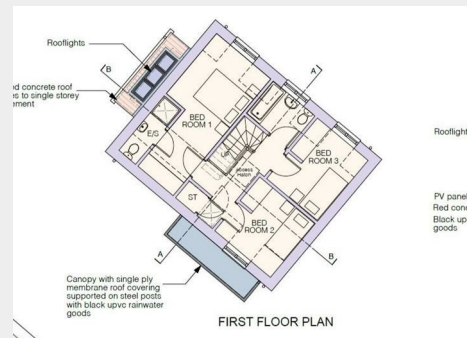
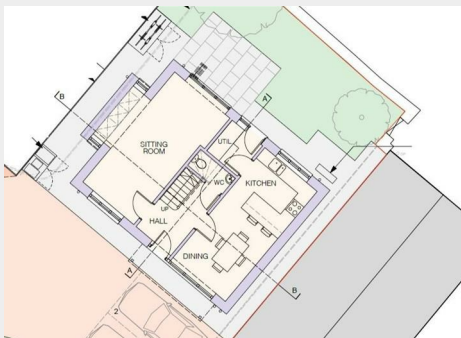


Land to Rear of, 382 - 386 Southmead Road, Southmead,  
Sold @ Auction £153,000



- 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 BUILDING PLOT
- PLANNING GRANTED
- 3 BED DETACHED HOUSE
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Freehold BUILDING PLOT with PLANNING GRANTED to erect a DETACHED 3 BED HOUSE ( 1157 Sq FT ) with 2 x PARKING and GARDEN

# Land to Rear of, 382 - 386 Southmead Road, Southmead, Bristol, BS10 5LP

## Accommodation

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

GUIDE PRICE £100,000 +++  
 SOLD @ £153,000

ADDRESS | Land to Rear of 382 - 386, Southmead Road, Southmead, Bristol BS10 5LP

Lot Number 4

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"

### PRE AUCTION OFFERS

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

### THE PROPERTY

A Freehold building plot spanning the gardens to the rear of 382, 384 and 386 Southmead Road with vehicular access from Southmead Road and pedestrian access gate to the hospital grounds. Sold with vacant possession.

Tenure - Freehold

### THE OPPORTUNITY

BUILDING PLOT | PLANNING GRANTED

Planning has been granted to erect a detached 3 bedroom house with 2 reception rooms and 3 bathrooms with accommodation ( 1157 Sq Ft ) over 2 floors. Outside are two off street parking spaces and an enclosed garden to the side.

Completed value of £425,000 - £450,000.

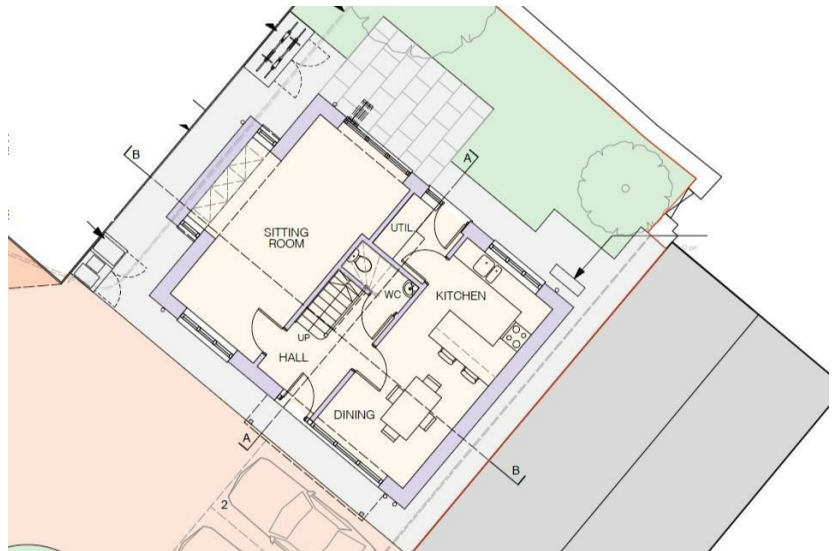
The property is ideally suited for Southmead Hospital consultants or AirBnB for families of patients requiring tertiary care at Southmead Hospital. Please refer to independent rental appraisal.

Interested parties should note the following;

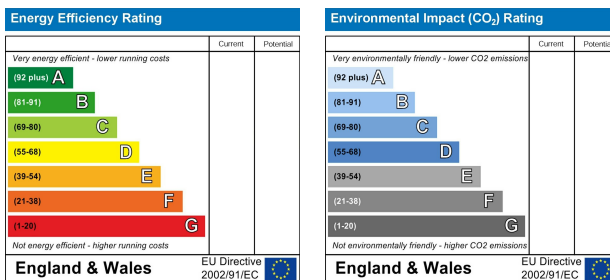
Transport Regulation Order has been paid for road marking changes; moving of parking spaces etc (£7000 paid prior to planning approval )  
 Initial groundworks performed ( 52 tonnes of stone laid after excavation of topsoil )  
 Drop curbs done.  
 SAP calculations performed - able to demonstrate a 31.8% reduction in CO2 consumption relative to current building regulations with use of alternative energy sources included in the design.

Please refer to online legal pack.

## Floor plan



## EPC Chart



9 Waterloo Street  
 Clifton  
 Bristol  
 BS8 4BT



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Hollis Morgan Property Limited, registered in England, registered 7275716.  
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## 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.