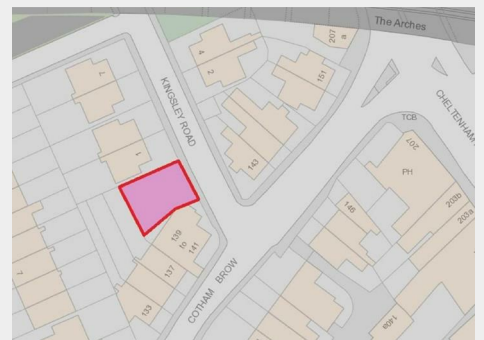


## Land @ Kingsley Road, Cotham, Bristol, BS6 6AF

Auction Guide Price +++ £65,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23RD APRIL 2025
- VIDEO TOUR ONLINE
- DOWNLOAD FREE LEGAL PACK
- OPEN FOR INSPECTION
- APRIL LIVE ONLINE AUCTION
- FREEHOLD PARCEL OF LAND | 175 Sq M
- CAR PARK INCOME £775 pcm | £9,300 pa
- DEVELOPMENT | EV CHARGING POINTS
- EXTENDED 6 WEEK COMPLETION

Hollis Morgan - APRIL LIVE ONLINE AUCTION - A gated Freehold parcel of LAND ( 175 Sq M ) currently INVESTMENT CAR PARK with DEVELOPMENT POTENTIAL or possible EV CHARGING POINTS stc

# Land @ Kingsley Road, Cotham, Bristol, BS6 6AF

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | The Car Park, Land Adjacent To Kingsley House, Kingsley Road, Cotham, Bristol BS6 6AF

Lot Number TBC

The Live Online Auction is on Wednesday 23rd April 2025 @ 17:30  
Registration Deadline is on Monday 21st 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”

### GUIDE PRICE RANGE

The vendors have issued a guide price range of £65,000 - £85,000 for this lot.

### THE PROPERTY

A secure Freehold gated car park measuring approximately 175 Sq M and currently arranged to provide parking for up to 6 vehicles.  
Sold with vacant possession.

Tenure - Freehold

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

Flood Risk - Please refer to the Legal Pack

### LOCATION

Kingsley Road is located just off the vibrant Cheltenham Road within the popular suburb of Cotham. Cheltenham Road is an affluent hot spot and offers an array of independent retailers, bars, cafes, pubs and restaurants. A number of highly acclaimed schools are within walking distance including Redland Green School, Colston's Girls School (primary and secondary) and Cotham School. Bristol City Centre is less than one mile away.

### THE OPPORTUNITY

CAR PARK INCOME - £775 pcm | £9,300 pa

The car park generates an income of £775 pcm | £9,300 pa on a rolling monthly contract.

### ELECTRIC VEHICLE CHARGING POINTS

We understand the land has scope for a phase 3 electricity connection and would be ideal for 6 car electric vehicle (EV) charging points.

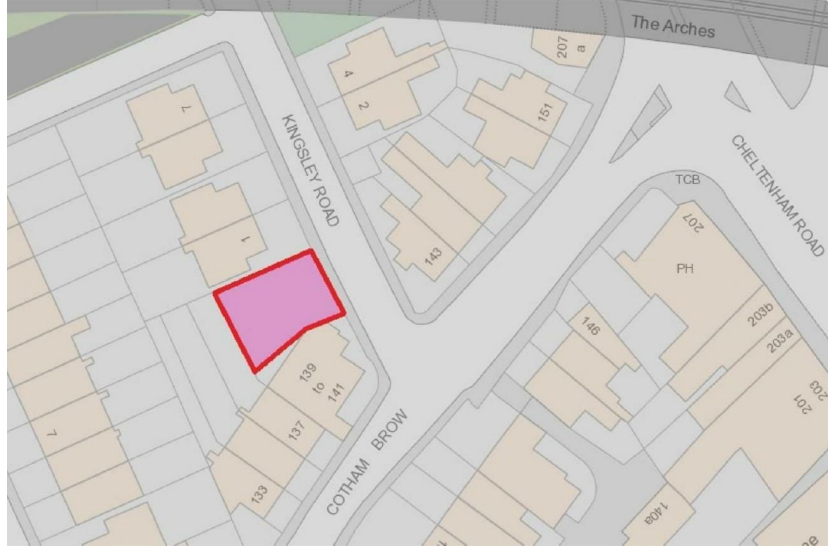
### DEVELOPMENT POTENTIAL

The vendor has previously sought planning consent for both a dwelling and large garage which have both been refused.

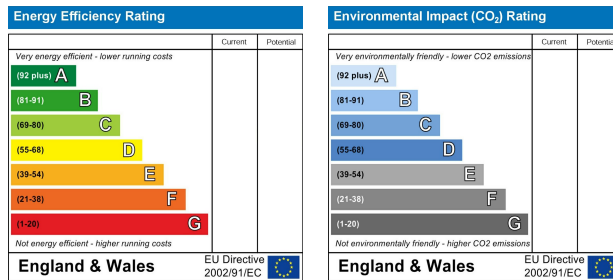
We understand the council are seeking a scheme "that will add a public or economic benefit" to the area and buyers are encouraged to consider applications for either an eco office or live work unit.

All subject to necessary consents.

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

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## Auction Property Details Disclaimer

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Please refer to our website for further details.