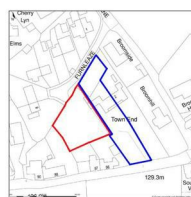


# 1, Townsend Cooks Hill, Clutton, Bristol, BS39 5RD

Auction Guide Price +++ £525,000



location plan 1:1250



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 15TH OCTOBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- OCTOBER LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT COMBO | 0.57a
- 4 BED HOUSE | UPDATING | 1860 Sq Ft
- PLOT | PLANNING GRANTED | 2 X DETACHED
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION – A Freehold DEVELOPMENT COMBO ( 0.57a ) comprising semi detached 4 BED HOUSE FOR UPDATING and adjacent BUILDING PLOT with PLANNING GRANTED to erect 2 x DETACHED HOUSES

# 1, Townsend Cooks Hill, Clutton, Bristol, BS39 5RD

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 1 Townsend, Cooks Hill, Clutton, Bristol BS39 5RD

Lot Number TBC

The Live Online Auction is on Wednesday 15th October 2025 @ 17:30  
Registration Deadline is on Monday 13th October 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

A Freehold semi detached house occupying an elevated and spacious 0.57 acre plot. The property has a stunning semi rural outlook and is accessed via a walled driveway off the main road with flexible accommodation ( 1860 Sq Ft ) on the ground floor and 4 bedrooms on the first floor. There is a large garage / workshop and off street parking with generous mature gardens to 3 aspects and outbuildings. Please note the access to the original house is shared with the adjoining property | New Builds have new independent access from Furnleaze. Sold with vacant possession.

Tenure - Freehold  
Council Tax - Band D  
EPC - F

### THE OPPORTUNITY

FREEHOLD | DEVELOPMENT COMBO

The lot comprises a semi detached 4 bedroom house and a building plot with planning granted.

### HOUSE FOR UPDATING

The property has been a much loved family home for many years and would now benefit from updating with scope to create a fine 4 bedroom home with flexible accommodation. Please note that the planning requires partial demolition of the adjoining garage which offers the potential for a rear extension ( stp ) Planning has been granted ( PP-13319793 ) to erect a detached 1 bedroom annexe in the rear garden.

### BUILDING PLOT | 2 X DETACHED

Planning has been granted ( PP-13512677 ) to erect a scheme of 2 x 4 Bed Detached family homes with accommodation of 1500 Sq Ft arranged over 2 floors with independent access approached via Furnleaze.

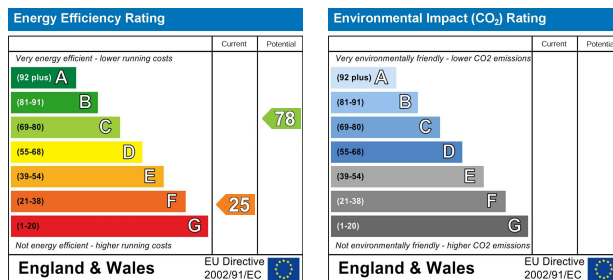
### PROPOSED SCHEDULE OF ACCOMODATION

Ground Floor - Entrance Hall | WC | Open Plan Kitchen / Diner | Utility | Reception Room  
First Floor - Bedroom 1 | En Suite | Bedroom 2 | Bedroom 3 | Bedroom 4 | Family Bathroom  
Outside - Garage | Parking | Gardens,

## Floor plan



## EPC Chart



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## Auction Property Details Disclaimer

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Please refer to our website for further details.