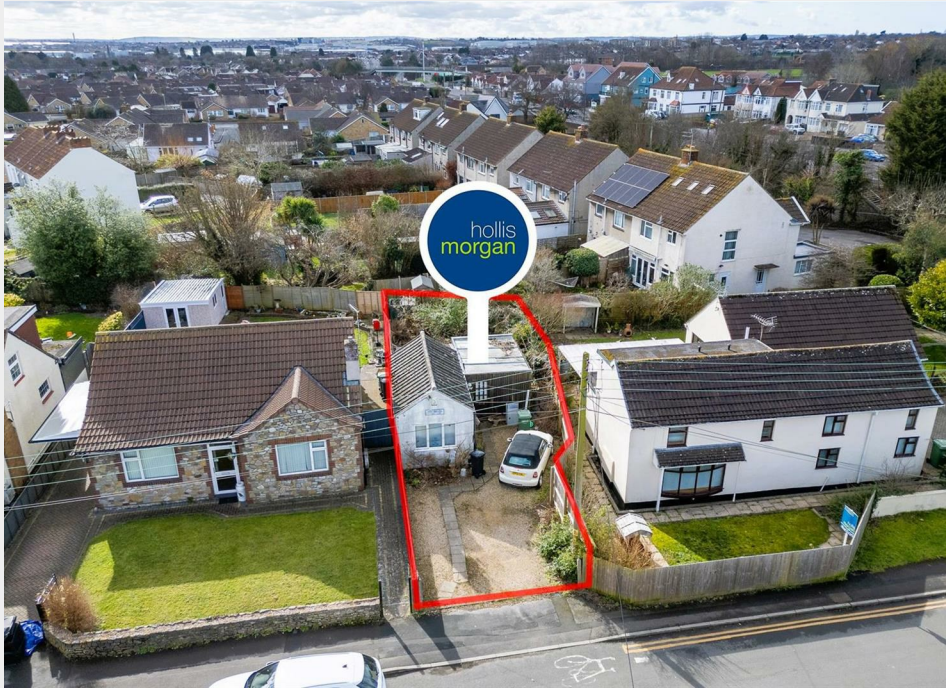


## The Shop The Common, Patchway, Bristol, BS34 6AL

Auction Guide Price +++ £50,000



- FOR SALE BY LIVE ONLINE AUCTION
- WEDNESDAY 23RD APRIL 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- APRIL LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT OPPORTUNITY
- DETACHED COMMERCIAL | PARKING | GARDEN
- SCOPE FOR RESI DWELLING STP
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A Freehold DEVELOPMENT OPPORTUNITY comprising DETACHED OFFICE ( 356 Sq Ft ) with PARKING and GARDEN | Scope for RESI DWELLING stp.

# The Shop The Common, Patchway, Bristol, BS34 6AL

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | The Shop, The Common Patchway, Bristol, BS34 6AL

Lot Number 14

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 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 detached single storey commercial property ( 356 Sq Ft ) with off street parking to the front, side access and enclosed rear garden.  
Sold with vacant possession.

Tenure - Freehold

EPC - On Order

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

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

BUILDING PLOT | STP

The land has potential for a residential development such as a single detached dwelling or a pair of flats with parking and gardens.  
We understand no planning of this nature has been previously sought, Interested parties to make their own investigations.  
Subject to gaining the necessary consents.

COMMERCIAL

Potential to refurb and extend the existing detached commercial property.

All subject to gaining the necessary consents.

### LOCATION

Located on the original village road in Patchway Common with a range of amenities, including shops, restaurants, and schools whilst the nearby Patchway Common provides excellent public amenity space . Excellent access to the M4/M5 regional motorway network and the A38 for access to Bristol - ideally situated for UWE or Southmead Hospital with major employers such as Airbus and the MOD also close by.

### SOLICITORS & COMPLETION

Heather Jones

Wards Solicitors

01275 850470

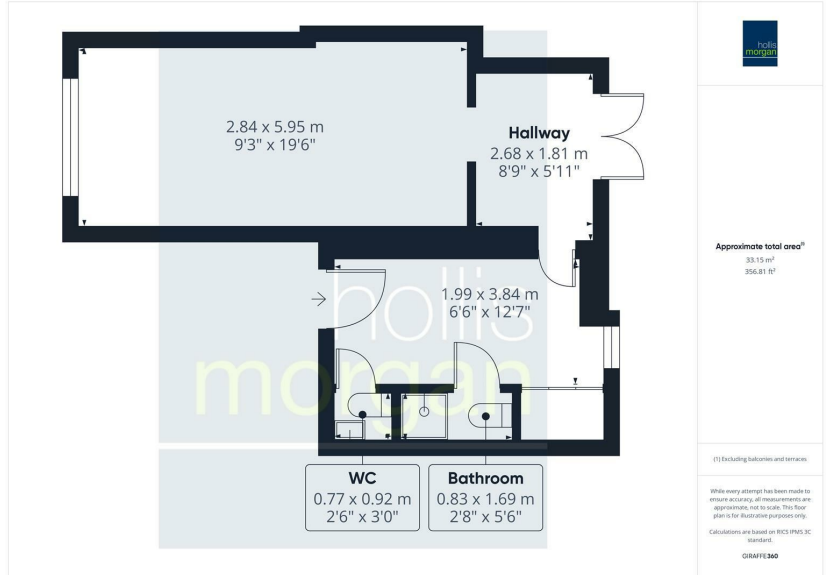
Heather.jones@wards.uk.com

www.wards.uk.com

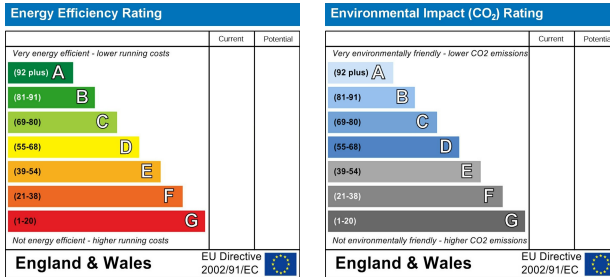
EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

## Floor plan



## EPC Chart



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.