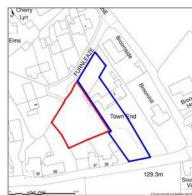


# 1, Townsend Cooks Hill, Clutton, Bristol, BS39 5RD

Sold @ Auction £550,000



location plan 1:1250



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 15TH OCTOBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ 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

\*\*\* SOLD @ OCTOBER LIVE ONLINE AUCTION \*\*\*

GUIDE PRICE £525,000 +++  
SOLD @ £550,000

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

Lot Number 9

\*\*\* PLEASE NOTE NEW AUCTION START TIME - NOW 12:00 \*\*\*

The Live Online Auction is on Wednesday 15th October 2025 @ 12:00 Noon  
Registration Deadline is on Friday 10th October 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”

### THE PROPERTY

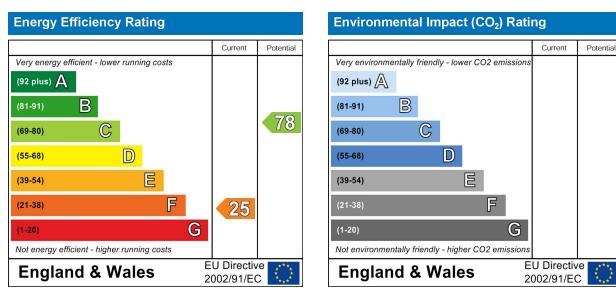
A Freehold semi detached house occupying an elevated and spacious 0.57 acre plot. The property has a stunning semi rural outlook and is accessed via a walled driveway off the main road with flexible accommodation ( 1860 Sq Ft ) on the ground floor and 4 bedrooms on the first floor. There is a large garage / 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 Furnlease.  
Sold with vacant possession.

Tenure - Freehold  
Council Tax - Band D  
EPC - F

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

**hollis  
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## Auction Property Details Disclaimer

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