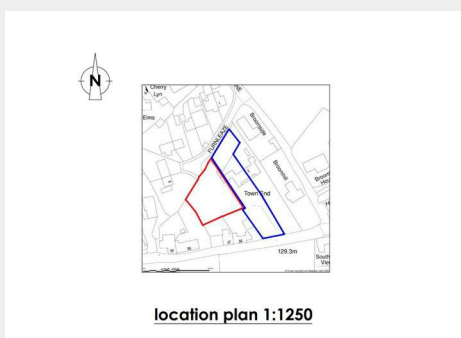


# 1, Townsend Cooks Hill, Clutton, Bristol, BS39 5RD

Sold @ Auction £550,000



- 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

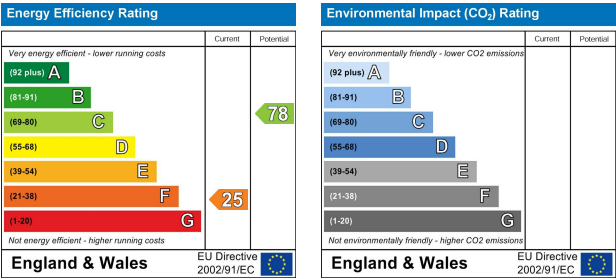
A Freehold semi detached house occupying an elevated and spacious 0.57 acre plot. The property has a stunning semi rural outlook and is accessed via a walled driveway off the main road with flexible accommodation ( 1860 Sq Ft ) on the ground floor and 4 bedrooms on the first floor. There is a large garage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

Tenure - Freehold  
Council Tax - Band D  
EPC - F

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

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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.