

## The Old Police Station, 32 Jacobs Wells Road, Cliftonwood, Auction Guide Price +++ £575,000



- FOR SALE BY ONLINE AUCTION
- STILL AVAILABLE
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- AUCTION DATE TBC
- FREEHOLD DETACHED PROPERTY
- HUGE POTENTIAL | FORMER POLICE STATION
- FAMILY HOME | COMMERCIAL
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – LIVE ONLINE AUCTION - Freehold  
DETACHED FORMER POLICE STATION ( 4908 Sq Ft ) now  
requires MODERNISATION with scope for UNIQUE HOME |  
DEVELOPMENT stc.

# The Old Police Station, 32 Jacobs Wells Road, Cliftonwood, Bristol, BS8 1DR

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* STILL AVAILABLE - PLEASE CONTACT HOLLIS MORGAN FOR DETAILS \*\*\*\*

ADDRESS | The Old Police Station, 32 Jacobs Wells Road Cliftonwood, Bristol BS8 1DR

### AUCTION DATE TBC

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 detached period property dating from 1836 with flexible accommodation ( 4908 Sq Ft ) over two floors plus small basement and enclosed courtyard garden plus another garden overlooking Jacobs Wells Road.

We understand the property is locally listed, within the conservation area and the local residents parking scheme.

The property was occupied as a police station for many years and used as the Avon Wildlife Trust headquarters from 1986 until June 2022 - now vacant.

We understand the property originally comprised two buildings, incorporating the police station to the rear and a residential cottage to the front.

Sold with vacant possession.

Tenure - Freehold

EPC - C

### THE OPPORTUNITY

UNIQUE FAMILY HOME | RESIDENTIAL DEVELOPMENT

The vacant property now requires modernisation.

The property offers a unique opportunity to create an iconic family home or residential development in this most sought after of locations within Brandon Hill Park.

We understand no residential planning has been previously sought on the property.

All subject to consents.

### COMMERCIAL USE

The property has been most recently used as offices ( 2022 ) and has potential for a wide range of commercial uses subject to consents.

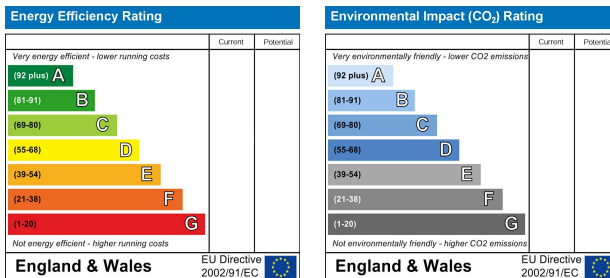
### LOCATION

The property is accessible via a pedestrian path from Jacobs Wells Road in an extremely convenient but secluded location set within the open green space of Brandon Hill and the vibrant areas of Clifton, The Triangle, Park street and the Harbourside providing an unrivaled range of amenities on the doorstep. Brandon Hill is the oldest park in Bristol, where you can enjoy great views over the city and Harbourside area. Located just off Park Street in the West End, Brandon Hill features a children's play area, beautiful paths and a nature conservation area, and of course the icon of Bristol's skyline, Cabot Tower built in the 1890s to commemorate the 400th anniversary of the journey of John Cabot from Bristol to land which later became Canada.

## Floor plan



## EPC Chart



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## Auction Property Details Disclaimer

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