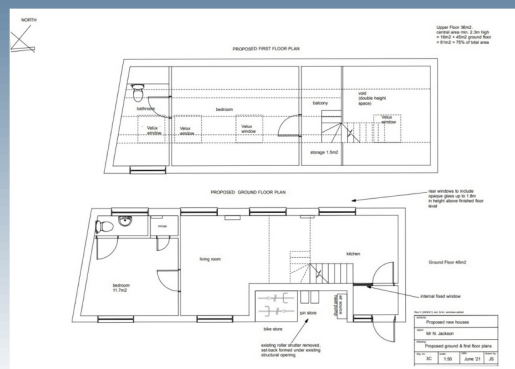




## LOT 5 - 1 Hartfield Mews, Cotham, Bristol, BS6 6BB

**For auction Guide Price £285,000 +**

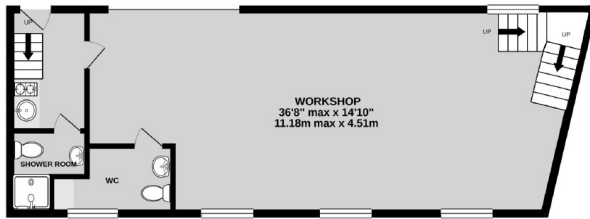
An extremely rare opportunity to purchase a two-storey workshop building, situated in a fantastic location in the heart of Cotham. The property is currently informally arranged to provide a large workshop space with kitchen, WC and shower room on the ground floor with living accommodation and office space on the first floor. Full planning consent has been granted for the conversion of the building into a unique 2-bedroom residential dwelling. There is also scope to create a live/work unit, subject to consents.



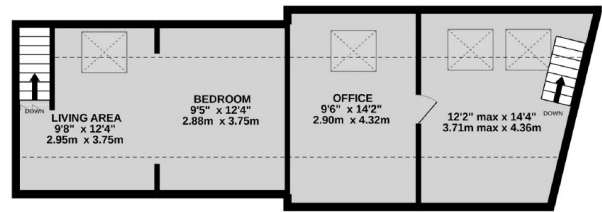


# LOT 5 - 1 Hartfield Mews, Cotham, Bristol, BS6 6BB

**GROUND FLOOR**  
600 sq.ft. (55.7 sq.m.) approx.



**1ST FLOOR**  
540 sq.ft. (50.2 sq.m.) approx.



## 1 HARTFIELD MEWS

**TOTAL FLOOR AREA : 1140 sq.ft. (106.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### FOR SALE BY AUCTION

This property is due to feature in our online auction on 8th February 2022 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

### VIEWING

By appointment

### SUMMARY

8 FEBRUARY AUCTION - UNIQUE TWO STOREY WORKSHOP WITH PLANNING FOR RESIDENTIAL CONVERSION

### DESCRIPTION

A two storey workshop premises with planning consent granted for residential conversion, situated in a highly sought after residential location in Cotham. The existing building benefits from a roller shutter door, a recently replaced roof (circa 2016), security alarm and mains electricity, water and drainage. The property is currently arranged to provide a large workshop space, WC, modern kitchen and shower room on the ground floor with a living room, bedroom and office space on the first floor. The approved planning consent will facilitate the conversion of the building into a unique two-bedroom residential dwelling and there may also be scope to create a live/work unit, subject to consents.

### LOCATION

The property is situated on Hartfield Mews off Hartfield Avenue in Cotham. The property is ideally situated for access to a wide range of local amenities on Cotham Hill, Whiteladies Road and Gloucester Road. Redland train station is also within easy reach.

### ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

### PLANNING

Full planning consent was granted on 11th October 2021 for the conversion of the existing workshop building to a two-bedroom residential dwelling under application no. 21/03320/F.

### PROPOSED DWELLING

The proposed residential dwelling will comprise of a spacious living room open to a double height kitchen space and a double bedroom with en-suite on the ground floor with a master bedroom, bathroom and balcony (overlooking the kitchen space below) on the first floor.

### LOCAL AUTHORITY

Bristol City Council.

### ENERGY PERFORMANCE CERTIFICATE

Rating: TBC

### BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,200 plus VAT (£1,440 inc VAT) buyer's premium payable upon exchange of contracts.

### \*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

### RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer.



### Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton  
Bristol, BS8 1BA

### Estate Agents & lettings

60 Northumbria Drive, Henleaze  
Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

