



Woollard Lane, Publow

By Auction £770,000

- Detached Bungalow On 0.82 Acres With Development Potential
- Subject To Reserve Price
- The Modern Method Of Auction
- For Sale By Modern Method Of Auction - T & C's Apply
- Buyers Fees Apply
- NO ONWARD CHAIN

A Rare Opportunity with Breath-taking Countryside Views

Set on approximately 0.82 acres of beautifully positioned grounds, this three-bedroom detached bungalow on Woollard Lane, Publow, presents a truly rare opportunity - whether for those seeking a peaceful rural retreat or those with an eye for future development potential (subject to the necessary planning consents).

Perfectly placed to enjoy expansive, uninterrupted panoramic views across the surrounding countryside, this home offers an exceptional sense of space, privacy, and possibility.

The existing accommodation comprises a well-proportioned three-bedroom bungalow, with living areas that make the most of the natural light and far-reaching outlook. The gardens extend around the property, offering mature trees, open lawns, and ample room for imaginative landscaping or redevelopment.

Opportunities like this rarely come to market, a property that combines idyllic rural surroundings, easy access to both Bristol and Bath, and extraordinary potential to create something truly special.

Whether you're looking to modernise, extend, or explore development options, this is a chance to secure a piece of countryside tranquillity in a highly sought-after location.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may

Reception Room 14'1" x 11'6" (4.3 x 3.53)

Kitchen / Dining Room 15'9" max x 14'1" max (4.81 max x 4.31 max)

Bedroom One 13'1" into bay x 11'11" max (4.01 into bay x 3.65 max)

Bedroom Two 11'11" x 7'0" (3.65 x 2.14)

Bedroom Three 9'10" x 9'5" (3.0 x 2.88)

Conservatory 10'7" x 4'11" (3.23 x 1.5)

Garage 30'2" x 17'6" (9.22 x 5.34)

Outbuilding / Store 11'5" x 11'5" (3.5 x 3.5)

Tenure Status - Freehold

Council Tax - Band E

PLEASE NOTE:

In accordance with section 21 of the Estate Agents Act 1979, we declare that there is a personal interest in the sale of this property. An employee of Greenwoods Property Centre is related to one of the sellers.













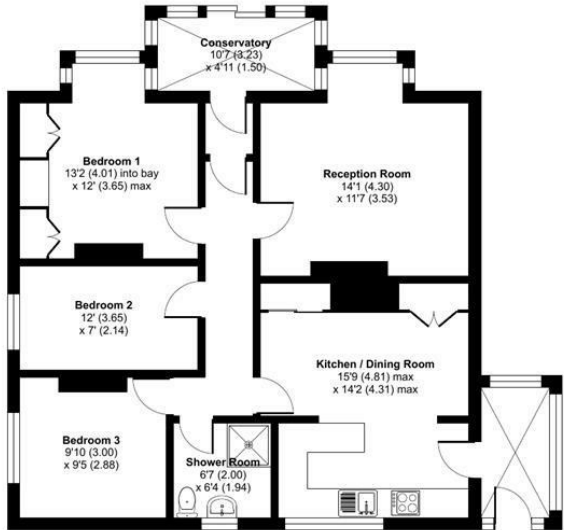
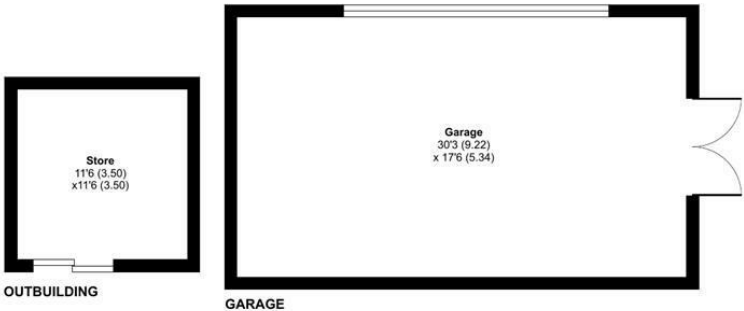




Montrose, Woollard Lane, Bristol, BS14

Approximate Area = 984 sq ft / 91.4 sq
Garage = 530 sq ft / 49.2 sq m
Outbuilding = 132 sq ft / 12.2 sq m
Total = 1646 sq ft / 152.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1359960

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	71

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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