

FOR SALE

MULLER HOUSE, 7 COTHAM PARK, BRISTOL, BS6 6DA



- A substantial **detached mansion** dating from the mid-19th century
- Situated on beautiful and peaceful residential sought after road of **Cotham Park**
- Circa 9,837 sq ft and situated within approximately **1.3 acres**
- **Additional land and buildings** (former coach house/lodge and potting sheds) available by way of separate negotiation
- A truly unique opportunity to create a **magnificent family home** or potential **redevelopment opportunity** (subject to the relevant consents).
- Guide price upon application



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**
0117 934 9977

LOCATION

The property is situated on Cotham Park which is a much sought after residential road in Bristol. Cotham Park is an attractive residential street lined with a number of large period houses and is located in the popular and affluent suburb of Cotham in central Bristol.

Cotham benefits from great transport connections and the City Centre and Durdham Downs are both within walkable distance. The property is located in close proximity to several excellent schools and various restaurants and shops in Cotham, Redland, Bristol city centre and neighbouring Clifton.

DESCRIPTION

Muller House

Müller House is a substantial detached mansion that dates from the mid-19th century. The building has been extended on its northern side and a large Edwardian conservatory has been added to the rear.

The house is approached via a driveway with gated entrance off Cotham Park with parking provided to the front of the main house.

The house has been most recently occupied as a Community House and now provides a truly unique opportunity to create a magnificent family home or to create two dwellings or flats within the main house, subject to the relevant consents. NB: Planning consent has been submitted to redevelop the main house into 6 flats.

The ground floor comprises a spectacular entrance hallway, kitchen, dining room, several reception rooms and cloakroom facilities. The first floor comprises a number of bedrooms with family bathroom facilities and the second floor comprises a number of useful rooms suitable for additional bedrooms or ancillary storage or leisure/recreation space. The property also benefits from a basement providing recreation space, workspace, bike storage, plant and laundry facilities.

The house sits within a very large plot that contains beautiful landscaped gardens, a residential lodge / former coach house along with potting sheds / outbuildings.

NB The Potting Sheds and Lodge are available by way of separate negotiation.

The lodge comprises the former coach house with associated stables. On the ground floor of the Lodge is work /storage space and on the first floor a residential flat as existing.

Planning consent has been submitted to demolish the potting sheds to create four 2-bed houses along with an additional 3-bed dwelling on the site of the lodge.



ACCOMMODATION

The property has the following approximate Gross Internal Floor Areas: -

Müller House

Ground Floor:	3,053 Sq Ft	(283.72 Sq M)
First Floor:	2,777 Sq Ft	(258.13 Sq M)
Second Floor:	1,004 Sq Ft	(93.33 Sq M)
Basement:	3,003 Sq Ft	(279.13 Sq M)
Total:	9,837 Sq Ft	(914.31 Sq M)

NB The areas for The Potting Sheds and The Lodge are not included in the above areas.

PLANNING

The existing use of the property is as a large HMO, however, the following planning application was submitted in July 2023 and is currently pending decision.

23/02829/F | Demolition of potting sheds, outbuildings and garaging, and altered access off Hartfield Avenue. Change of use of Muller House from a large HMO into 6no. Use Class C3 dwellings and construction of 5no. dwellings (Use Class C3) with associated car parking. Alterations to listed building and curtilage listed buildings. Works to trees and re-landscaping. Major | Muller House & The Lodge 7 Cotham Park Bristol BS6 6DA

Interested parties are advised to make their own enquiries in relation to planning.

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.



LISTING

The property is Grade II Listed.

EPC

The current EPC rating of this property is D57 (Muller House).

TENURE

Freehold interest with vacant possession.

PRICE

The guide price is available upon application.

VAT

All prices quoted are exclusive of VAT.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agents.

Burston Cook

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Tel: 0117 934 9977

Email: tom@burstoncook.co.uk / julian@burstoncook.co.uk

SUBJECT TO CONTRACT

November 2024.



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General site plan to include Muller House, The Potting Sheds and The Lodge



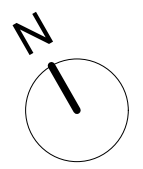
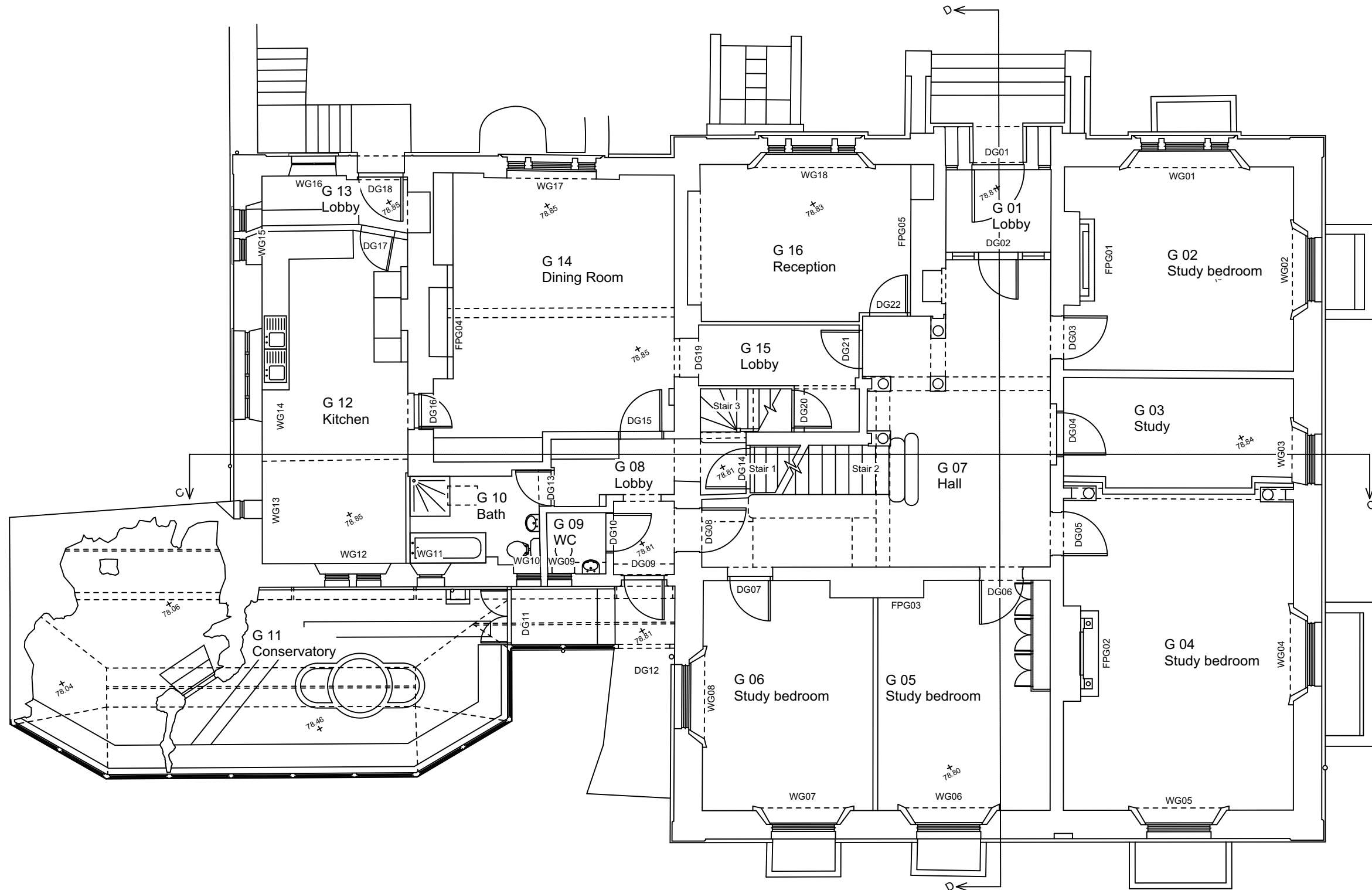
rev D: 20.04.2023 minor adjustments
rev E: 10.06.2023 minor adjustments
rev F: 12.06.2023 gates and bridge to potting sheds adjusted
rev G: 21.06.2023 gates and bridge to potting sheds
rev H: 08.08.2023 minor adjustments
rev I: 10.08.2023 minor adjustments
rev J: 10.08.2023 minor adjustments

Christopher Balme Conservation					
Muller House, Cotham Park			BLOCK SITE PLAN		
Muller Trust			Proposed		
1900RA3	01.02.2022	CB	CPK2	PL-001	G

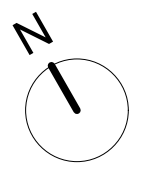
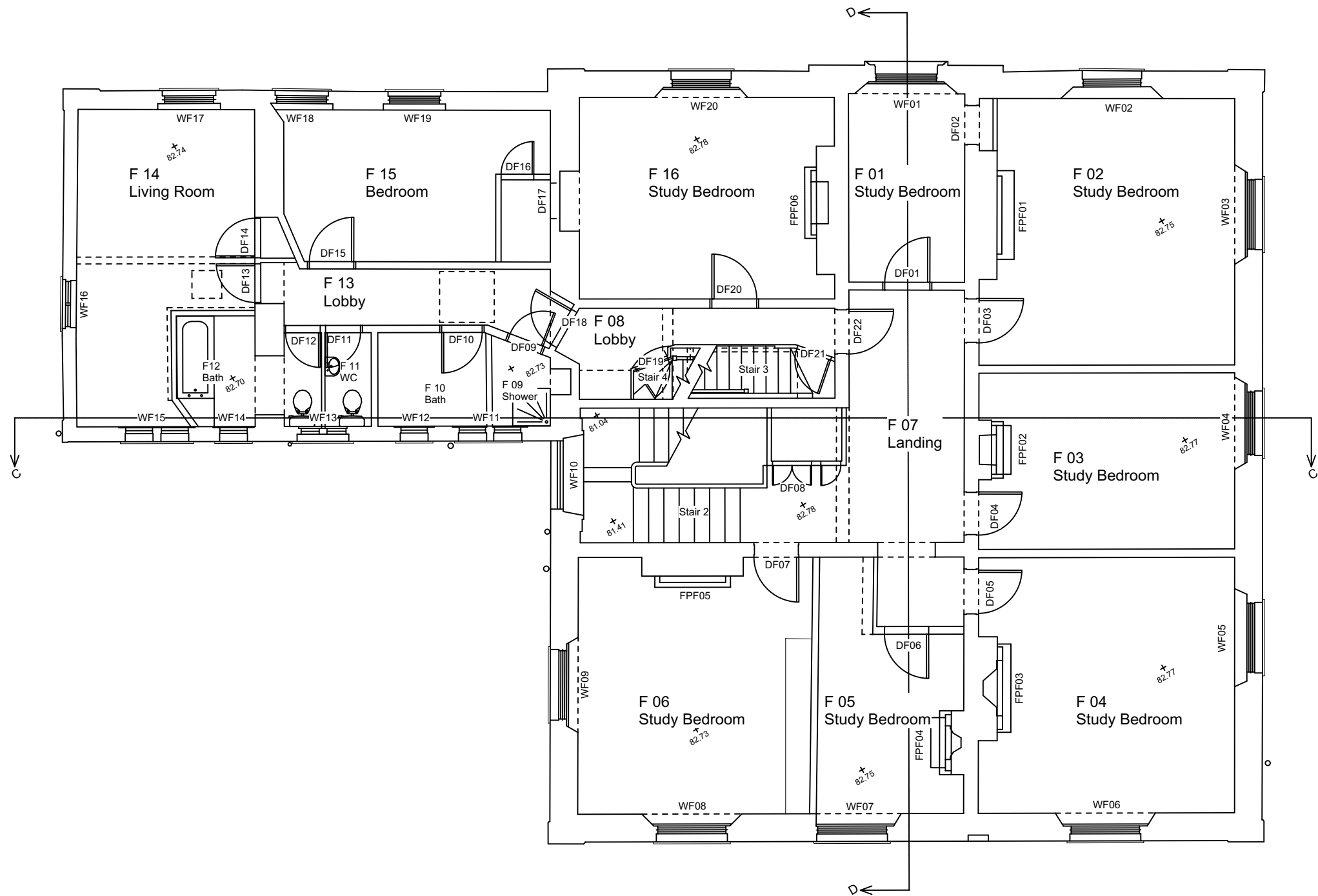


General site plan to include Muller House, The Potting Sheds and The Lodge

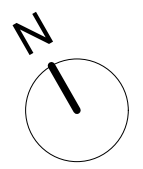
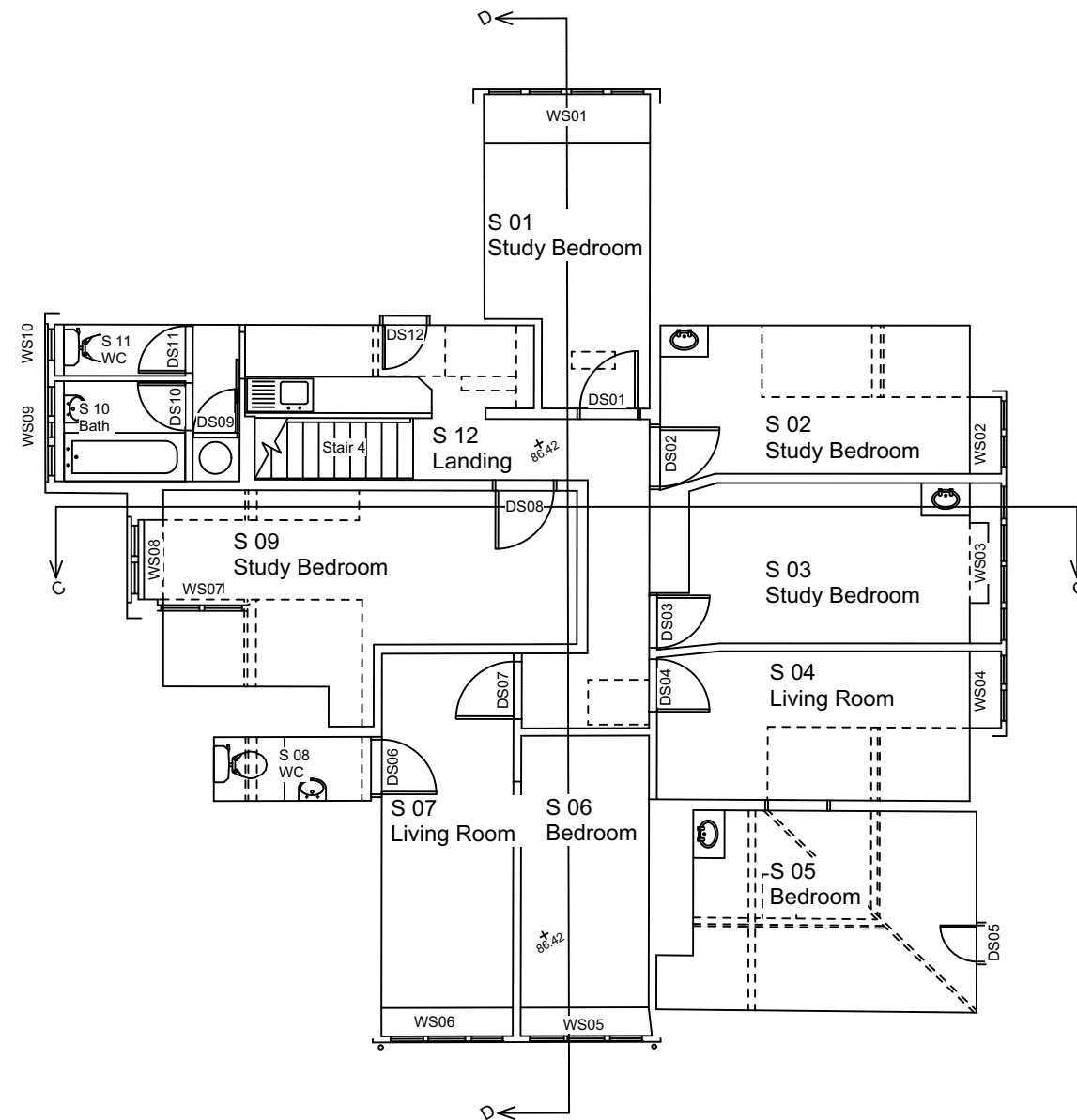




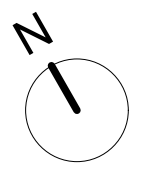
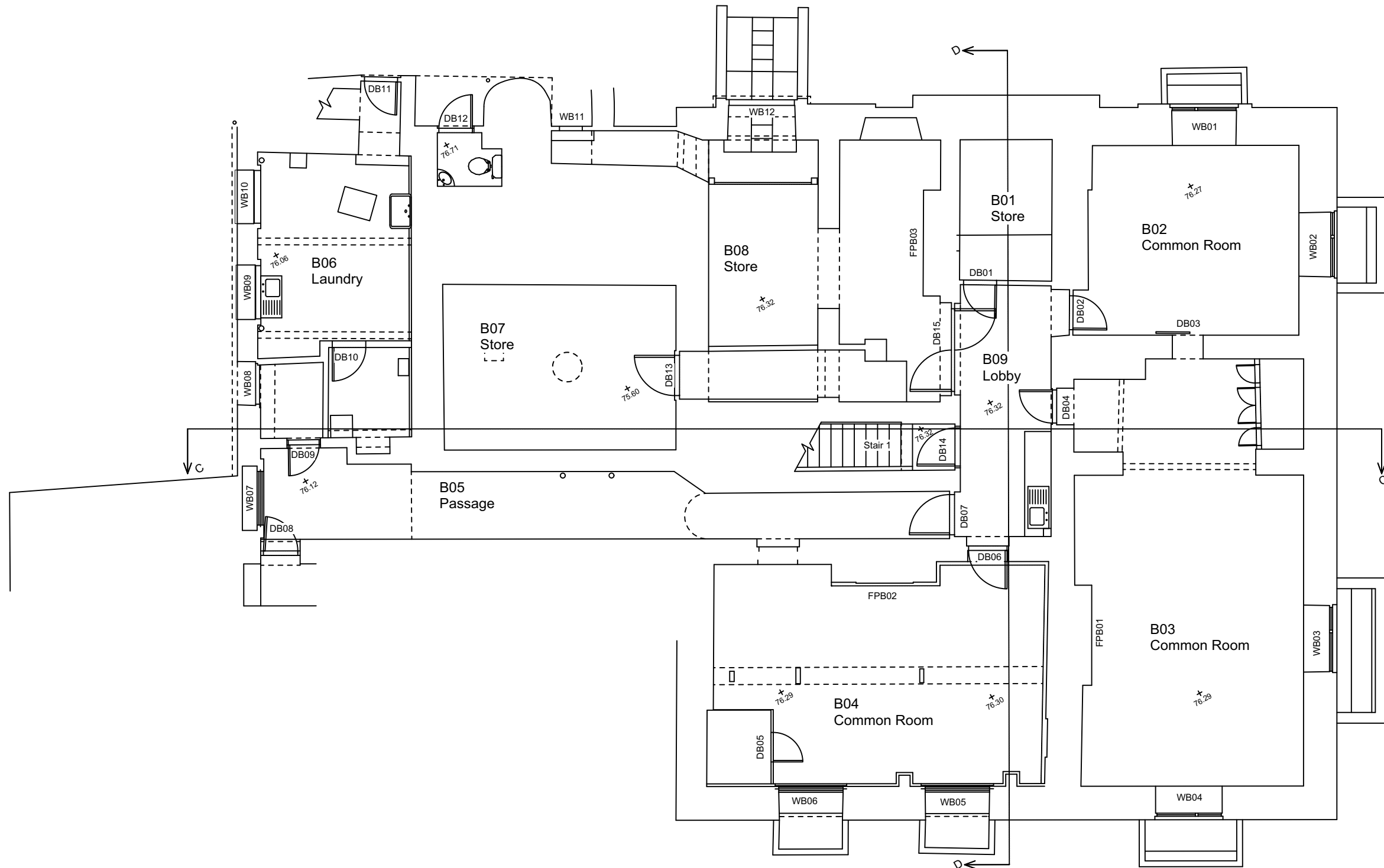
Christopher Balme Conservation					
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Client Muller Trust					
Scale 1:100@A3	Date 01.02.2022	Drawn ABS	Job No CPK2	Drawing No A -003	Rev
Based on Anthony Brookes Surveys Ltd survey ref B297/12223					



Christopher Balme Conservation					
Job Title Muller House, Cotham Park			Drawing Title Muller House Existing First Floor Plan		
Client Muller Trust					
Scale 1:100@A3	Date 01.02.2022	Drawn ABS	Job No. CPK2	Drawing No. A-004	Rev
Based on Anthony Brookes Surveys Ltd survey ref B297/12223					



Christopher Balme Conservation						
Job Title Muller House, Cotham Park			Drawing Title Muller House Existing Second Floor Plan			
Client Muller Trust						
Scale 1:100@A3	Date 01.02.2022	Drawn ABS	Job No CPK2	Drawing No A -005	Rev	
Based on Anthony Brookes Surveys Ltd survey ref B297/12223						



Christopher Balme Conservation					
Job Title	Muller House, Cotham Park			Drawing Title	
Client	Muller Trust			Muller House Existing Basement Plan	
Scale	Date	Drawn	Job No	Drawing No	Rev
1:100@A3	01.02.2022	ABS	CPK2	A -002	
Based on Anthony Brookes Surveys Ltd survey ref B297/12223					