

Residential Development Land Sales



23, Berkeley Square, Clifton, Bristol, BS8 1HP

Auction Guide Price +++ £795,000

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A Grade II Listed Freehold GEORGIAN GEM (4796 Sq Ft) with WALLED GARDEN and HUGE POTENTIAL for both RESIDENTIAL and COMMERCIAL DEVELOPMENT
stp

23, Berkeley Square, Clifton, Bristol, BS8 1HP

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 23 Berkeley Square, Clifton, Bristol BS8 1HP

Lot Number 6

The Live Online Auction is on Wednesday 22nd April 2026 @ 12:00 Noon

Registration Deadline is on Friday 17th April 2026 @ 16:00

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”

PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

THE PROPERTY

A commanding mid terraced Georgian Grade II Listed property with spacious accommodation (4796 Sq Ft) arranged over 5 floors retaining a vast array of period features plus a large enclosed walled garden.

Sold Free from Occupation.

Tenure - Freehold

EPC - D

THE OPPORTUNITY

REDUCED PRICE | AUCTION

The property was previously listed with respected commercial agents with an original asking price of £1.5m and now has a reduced guide price for sale by auction

COMMERCIAL

The property has most recently operated as offices and whilst now requiring updating has scope for either an Headquarters style arrangement or for occupation on individual floors / suites. Please refer to independent rental appraisal.

FAMILY HOME

Similar properties on the square have been converted into large family homes with further potential for a self contained flat on the lower ground floor.

Existing independent access to lower ground floor via the undercroft.

RESIDENTIAL DEVELOPMENT

There is potential to convert the property into 5 generous flats or 10 studio apartments.

Interested parties will note the space behind the staircase for services and bathrooms etc.

HOLLIS MORGAN NEW HOMES

If you require any advice on potential schemes and GDV appraisal please contact Dan Harris @ Hollis Morgan New Homes.

*All above subject to gaining the necessary consents.

LOCATION

Located in a convenient and popular central location with a wide range of shops, bars and restaurants on offer from the nearby Clifton Triangle and Park Street only a short stroll away. The flat is also located close to Bristol University, BBC and the city centre, only a little further afield is Clifton Village as well as over 400 acres of green space on offer from the famous Durdham Downs.

COMMERCIAL RENTAL APPRAISAL

Burston Cook are of the opinion that 23 Berkeley Square will require refurbishment to a high specification in order to achieve a letting to an office or commercial occupier.

Based on a Net Internal Area of 3,969 sq ft, we advise that an appropriate quoting headline rent (prior to rent-free periods and/or incentives) is in the region of £23 per sq ft (i.e. £91,000 pax), with a view to considering offers in excess of £20 per sq ft (i.e. £79,000 pax).

We anticipate that the property will likely command stronger demand if offered on a floor-by-floor basis, subject to the necessary separation works being undertaken and any relevant consents being obtained.

The above rents are based on the property being let on standard full repairing and insuring lease terms.

Thomas J Coyte MRICS | RICS Registered Valuer

E: tom@burstoncook.co.uk

SOLICITORS & COMPLETION

Kate Davies & Tristan Williams

Burges Salmon

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<https://www.burges-salmon.com/>

EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

IMPORTANT AUCTION INFORMATION

VIEWINGS

Please submit a viewing request online and we will contact you to organise an appointment.

We will send you an email and text to confirm the appointment time and the full property address.

Viewings are supervised by a member of the Hollis Morgan Auction team who will meet you at the property.

MATERIAL INFORMATION

Information including utilities, Electricity supply, Water supply, Sewerage, Heating, Broadband, Mobile signal / coverage, Parking, Building safety, Restrictions and rights, Rights and easements, Flood risk, Erosion risk, Coastal erosion risk, Planning permission for proposal for development, Property accessibility / adaptations, Coalfield or mining area all of which will be supplied within the legal pack that can be accessed for free via the Hollis Morgan website or via your EIG account.

ONLINE LEGAL PACKS

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Digital Copies of the Online legal pack can be downloaded Free of Charge.

Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.

Press the GREEN button to "Download Legal Packs" For the first visit you will be required to register simply with your email and a password.

Having set up your account you can download legal packs or if they are not yet available, they will automatically be sent to you when they are uploaded.

You will be automatically updated by email if any new information is added.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be added.

*** STAY UPDATED *** By registering for the legal pack we can ensure you are kept updated on any changes to this Lot in the build up to the sale.

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £1,500 + VAT (£1,800 inc VAT) buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

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. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

REGISTRATION PROCESS

The registration process is extremely simple – visit the Hollis Morgan auction website and click on the "Register to Bid" button.

The "Register to Bid" button can be found on the auction home page or on the individual lot listings.

Please note this function is not available on Rightmove or Zoopla.

Stage 1 – Complete the Online Bidding Form

Stage 2 – Upload your certified ID

Stage 3 – Invitation to bid

Stage 4 – Pay your security deposit (£6,800)

You are now ready to bid – Good luck!

If your bid is successful, the balance of the deposit monies must be transferred to our client account within 24 hours of the auction sale.

If you are unsuccessful at the auction your holding deposit will be returned within 48 hours.

SURVEYS AND VALUATIONS

If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction, please instruct your appointed surveyor to contact Hollis Morgan and we will arrange access for them to inspect the property. Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hollis Morgan offices in Clifton.

AUCTION FINANCE & BRIDGING LOANS

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and whole of market rates from our independent brokers.

Hollis Morgan may receive introductory fees for this service from the broker.

AUCTION BUYER'S GUIDE VIDEO

We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process, please don't hesitate to contact Auction HQ.

2026 CHARITY OF THE YEAR

Hollis Morgan are proud to be supporting Bristol Schools Rugby Union as our 2026 Charity of the Year. BSRU (working in association with Bristol Bears) oversee and support rugby in all schools, State and Independent , in the Greater Bristol area. Bristol Schools provide School Rugby Development opportunities and County level fixtures for secondary boys and girls. Including playing fixtures at U18s against the leading Independent Schools in our region, schools such as Clifton College, BGS, QEH, Collegiate and Millfield. For more information and details of the fixture list please follow them on Instagram.

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, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this

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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. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.



