53 School Road, Frampton Cotterell, Bristol, BS36 2BU

Auction Guide Price +++ £400,000

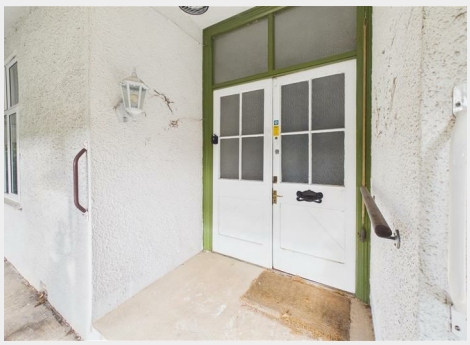












- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH DECEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- DECEMEBER LIVE ONLINE AUCTION
- FREEHOLD DETACHED PROPERTY
- REQUIRES UPDATING | SCOPE TO EXTEND
- 0.27 ACRE PLOT | HUGE POTENTIAL
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION – A Freehold DETACHED PROPERTY (1376 Sq Ft) occupying a MATURE 0.27 ACRE PLOT | Now requires UPDATING with scope to EXTEND and DEVELOP stp

53 School Road, Frampton Cotterell, Bristol, BS36 2BU

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 53 School Road, Frampton Cotterell, Bristol BS36 2BU

Lot Number 3
The Live Online Auction is on Wednesday 16th December 2026 @ 12:00 Noon
Registration Deadline is on Friday 11th December @ 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"

THE PROPERTY

A Freehold detached property occupying a mature 0.27 Acre Plot with off street parking and a detached garage.
The flexible accommodation (1376 Sq Ft) has a grand entrance hall which leads to all the principal rooms with reception, kitchen and 3 bedrooms plus study and single bedroom and the family bathroom.
Sold with vacant possession.

Tenure - Freehold
Council Tax - F
EPC - E

FLOORPLANS | MEASUREMENTS

Please note that the software used to calculate the measurements of a property only capture the Net Internal Area (NIA) not the Gross Internal Area (GIA) so the room sizes may appear smaller on the floorplan.
Please refer to the EPC for the GIA.

THE OPPORTUNITY

DETACHED WITH POTENTIAL

The property has been a much loved family home and now requires updating with scope to create a fine home or investment in this hugely popular location.
Interested parties will note the potential to convert the attic space and to extend to the rear to create a much larger property more in keeping with the size and maturity of the superb plot.

NEW BUILD | STP

Given the quality and location of the plot there is scope for demolition of the existing dwelling and erecting a larger newbuild.

We understand no planning of this nature has been previously sought.
All above subject to gaining the necessary consents.

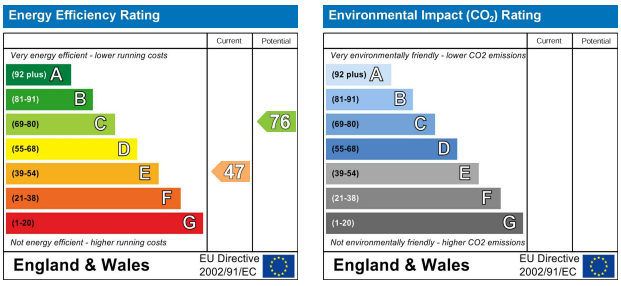
LOCATION

Frampton Cotterell is a beautiful large village in South Gloucestershire on the River Frome. Surrounded by lovely green spaces and countryside walks. You will find an abundance of conveniently located, local amenities, restaurants & public houses. For those sports fans, Frampton Cotterell has a local Rugby & Cricket club. Access to the West of England University is within easy reach. The village borders Winterbourne to the south-west and Coalpit Heath to the east. With Iron Acton to the north and Westerleigh to the south-east, The town of Yate is approximately 2.1 miles. The village is 7.5 miles from Bristol City Centre & the UNESCO City of Bath is approx 15 miles away.

Floor plan



EPC Chart



hollis morgan

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Auction Property Details Disclaimer

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