211 Soundwell Road, Kingswood, Bristol, BS15 1PT

Sold @ Auction £300,000

- FOR SALE BY ONLINE AUCTION
- VIRTUAL TOUR NOW ONLINE
- LEGAL PACK COMPLETE
- WEDNESDAY 15TH OCTOBER 2025
- VIEWINGS – REFER TO DETAILS
- SOLD @ OCTOBER LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT
- LARGE CORNER PROPERTY
- RESI | COMMERCIAL | STP
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION – A Freehold DEVELOPMENT OPPORTUNITY comprising 2 x RETAIL UNITS on a 0.1 acre SITE with 2648 Sq Ft | SCOPE FOR RESI stp.

211 Soundwell Road, Kingswood, Bristol, BS15 1PT

Accommodation

FOR SALE BY LIVE ONLINE AUCTION
*** SOLD @ OCTOBER LIVE ONLINE AUCTION ***

GUIDE PRICE £250,000 +++
SOLD @ £300,000

ADDRESS | 211 Soundwell Road, Kingswood, Bristol BS15 1PT

Lot Number 21

*** PLEASE NOTE NEW AUCTION START TIME - NOW 12:00 ***

The Live Online Auction is on Wednesday 15th October 2025 @ 12:00 Noon
Registration Deadline is on Friday 10th October 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose 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 property occupying an prominent 0.1 acre corner plot with large parking area to the rear. The flexible accommodation (2648 Sq Ft) is currently arranged as 2 independent retail units, use class takeaway and cafe, at the front of the property to take advantage of the excellent high profile trading position. To the rear and upper floors are a range of ancillary spaces. Sold with vacant possession.

Tenure - Freehold
EPC - Expired | Updated to Follow

THE OPPORTUNITY
RESIDENTIAL DEVELOPMENT | SUBJECT TO PLANNING

The property offers huge scope for residential development.
Planning was sought (P25/00846/F) for conversion of the building into 5 flats but was refused in 2025.
We understand there is scope for a mixed use scheme.
There is additional potential to extend the property to the rear.
To clarify the property does not have any current residential planning and will be sold with vacant possession.

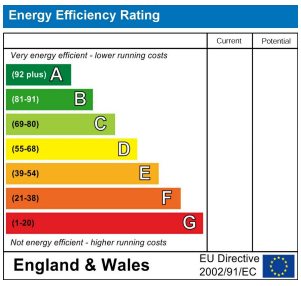
COMMERCIAL INVESTMENT | £24k pa

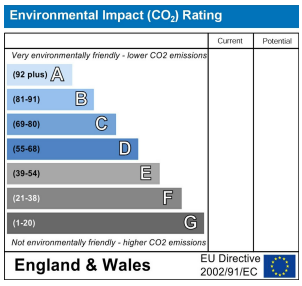
Both commercial units have scope for income in the region of £1,000 per month.
The remainder of the building has scope for additional income (both resi or commercial)

All above subject to gaining the necessary consents.

Floor plan

EPC Chart





hollis morgan

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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. Please refer to our website for further details.