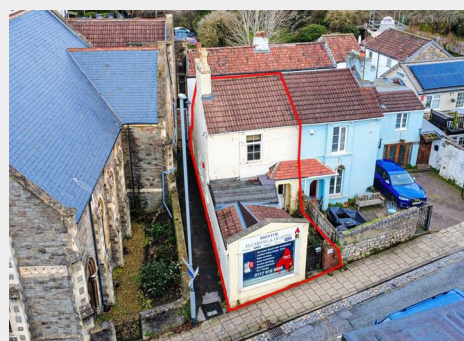


## Westrym House Waters Lane, Westbury Village, Bristol, BS9

Auction Guide Price +++ £160,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 22ND APRIL 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- APRIL LIVE ONLINE AUCTION
- FREEHOLD SEMI DETACHED PROPERTY
- LAPSED PLANNING | RESI CONVERSION
- 2 BED | 2 BATH | 2 REC | STP
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION - A Freehold END OF TERRACE COTTAGE ( 864 Sq Ft ) style property with office use and lapsed PLANNING to create a 2 BED | 2 REC | 2 BATH dwelling with courtyard FRONT GARDEN.

# Westrym House Waters Lane, Westbury Village, Bristol, BS9 4AA

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Westrym House, Waters Lane, Westbury Village, Westbury on Trym, Bristol BS9 4AA

Lot Number TBC

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”

### THE PROPERTY

A Freehold end of terrace property most recently occupied as offices with accommodation ( 864 Sq Ft ) arranged over two floors in this most sought after of locations just moments from the centre of Westbury Village.  
Sold with vacant possession.

Tenure - Freehold  
EPC - D

### THE OPPORTUNITY

RESIDENTIAL CONVERSION | EXISTING OFFICE USE

The property is vacant and requires refurbishment.  
Planning consent was originally granted in 2005 ( 05/00298/F ) and renewed in 2010 ( 10/01761/R ) but has since lapsed.  
The scheme proposed for a change of use to a residential dwelling with accommodation arranged over two floors, part demolition of the front extension and a courtyard garden at the front.

PROPOSED SCHEDULE OF ACCOMODATION | STP

Approached via the private courtyard at the front of the property with secondary access onto the lane to side of property

Ground Floor - Reception | Front Room | Kitchen | Utility | Bathroom  
First Floor - Bedroom 1 | En Suite Shower Room | Bedroom 2

### COMMERCIAL USE

The property would suit continued commercial use and is suitable for a range of occupants.

### STRUCTURAL REPORT

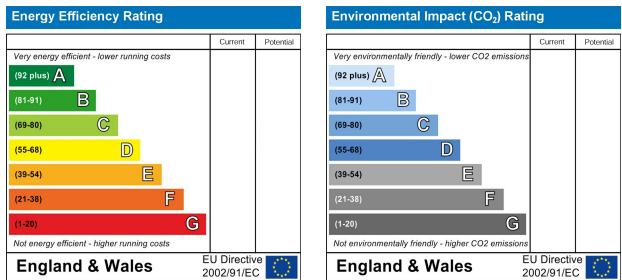
The vendor has provided a copy of a structural report prepared in April 2008 - please refer to online legal pack.

\*All subject to gaining the necessary consents.

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

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Hollis Morgan Property Limited, registered in England, registered 7275716.

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## Auction Property Details Disclaimer

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Please refer to our website for further details.