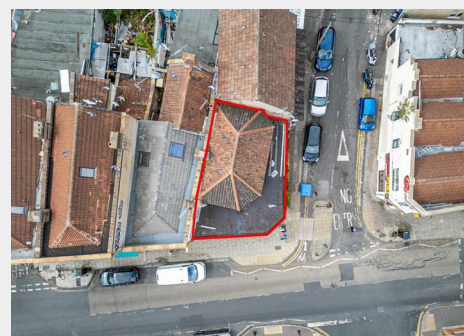
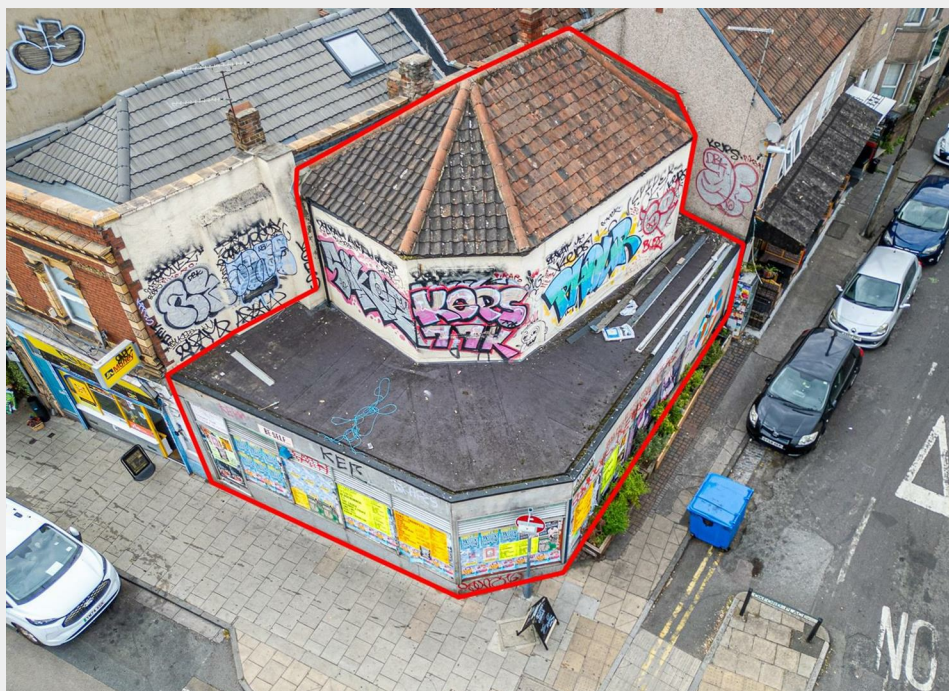


## 250 Stapleton Road, Easton, Bristol, BS5 0NT

Auction Guide Price +++ £250,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 19TH NOVEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- NOVEMBER LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT OPPORTUNITY
- PLANNING GRANTED | MIXED USE
- 3 BED FLAT | 2 BED FLAT | RETAIL UNIT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – NOVEMBER LIVE ONLINE AUCTION – A Freehold DEVELOPMENT OPPORTUNITY with PLANNING GRANTED to create a mixed use scheme of 2 X FLATS | 1 X RETAIL

# 250 Stapleton Road, Easton, Bristol, BS5 0NT

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 250, Stapleton Road Easton, Bristol, BS5 0NT

Lot Number 40

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

The Live Online Auction is on Wednesday 19th November 2025 @ 12:00

Noon

Registration Deadline is on Friday 14th November 2025 @ 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 commercial property occupying a prime corner position on this popular High Street close to the City Centre. Sold with vacant possession.

Tenure - Freehold

EPC - B

### THE OPPORTUNITY

MIXED USE DEVELOPMENT OPPORTUNITY

Planning was granted ( 23/02560/F ) in February 2025 to create a mixed use scheme comprising of a self contained commercial unit with corner trading position and two self contained flats on the upper floors with independent access from Oxford Place.

Please refer to independent rental appraisal.

### PROPOSED SCHEDULE OF ACCOMODATION

Ground Floor

Retail Unit | 538 Sq Ft | Kitchen | Bathroom | Corner Trading Position

Entrance to Flats

Bike & Bin Stores

First Floor - 3 Bed Flat

Self Contained Flat | 742 Sq Ft | Open Plan Kitchen Diner Living Space |

Bedroom 1 | Bedroom 2 | Bedroom 3 | Bathroom

Second Floor - 2 Bed Flat

Self Contained Flat | 678 Sq Ft | Open Plan Kitchen Diner Living Space |

Bedroom 1 | En Suite | Bedroom 2 | Bathroom

### PLANNING GRANTED

Reference 23/02560/F

Alternative Reference PP-12212736

Application Received Tue 27 Jun 2023

Application Validated Tue 11 Jul 2023

Address 250 Stapleton Road Easton Bristol BS5 0NT

Proposal Proposed redevelopment for commercial and residential purposes.

The ground floor will be developed for a commercial unit and bin/bike stores, while the first and second floors will be developed as flats.

Status Decided

Decision GRANTED subject to condition(s)

Decision Issued Date Tue 04 Feb 2025



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

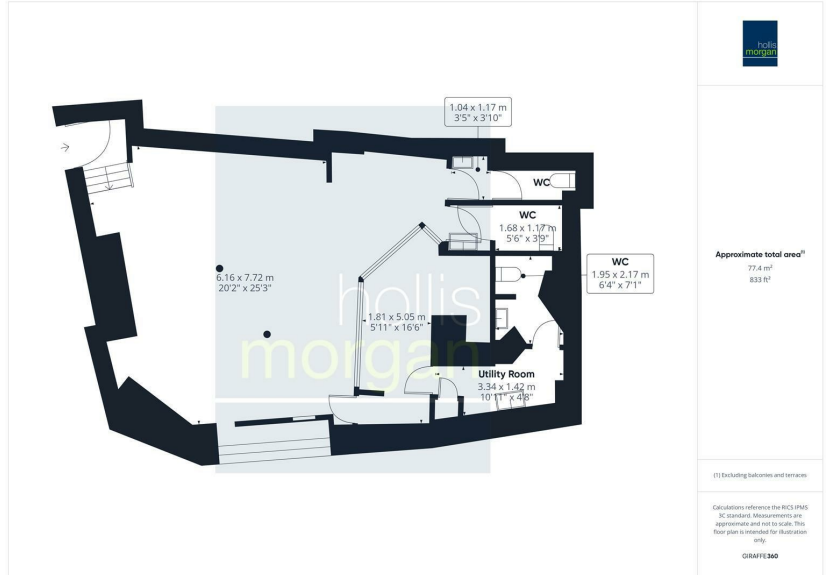
Email: post@hollismorgan.co.uk

www.hollismorgan.co.uk

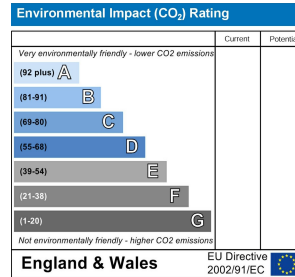
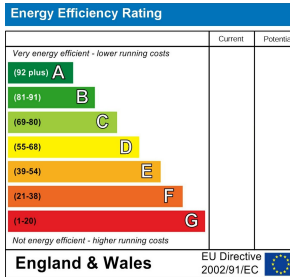
Hollis Morgan Property Limited, registered in England, registered 7275716.

Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Floor plan



## EPC Chart



## 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.