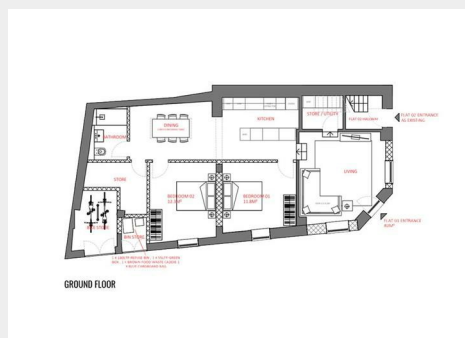


31 Lyndale Road, St George, Bristol, BS5 7AA

Auction Guide Price +++ £250,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18th NOVEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- NOVEMBER LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT OPPORTUNITY
- PLANNING GRANTED | GROUND FLOOR 2 BED
- FIRST FLOOR FLAT | MODERNISATION
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – NOVEMBER LIVE ONLINE AUCTION – A Freehold DEVELOPMENT OPPORTUNITY (1448 Sq Ft) with PLANNING for 2 BED GROUND FLOOR FLAT plus FIRST FLOOR FLAT for MODERNISATION.

31 Lyndale Road, St George, Bristol, BS5 7AA

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 31 Lyndale Road, St George, Bristol BS5 7AA

Lot Number TBC

The Live Online Auction is on Wednesday 18th November 2026 @ 12:00 Noon
Registration Deadline is on Friday 13th November 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 corner mixed use property (1448 Sq Ft) with the ground floor most recently used as a veterinary practice (Use Class E) and self contained flat on the first floor.
Sold with vacant possession.

Tenure - Freehold.
Council Tax - A
EPC - E

THE OPPORTUNITY

DEVELOPMENT | INVESTMENT

GROUND FLOOR

The ground floor commercial unit has planning (26/13656/F - Decision due 23rd October) to convert into a large 2 bedroom flat.
Interested parties will note scope for 2 smaller 1 bedroom flats.
Also potential for continued commercial use both for investment or owner occupier.

FIRST FLOOR

The existing first floor flat now requires modernisation.
There is scope to rearrange the layout to create a self contained 2 bedroom flat.

Please refer to the independent rental appraisal.

*All above subject to gaining the necessary consents.

PLANNING | DECISION DUE 23RD OCTOBER

26/13656/F - Change of use of ground floor from veterinary practice (Use Class E) to self-contained flat (Use Class C3).

PLANNING INFORMATION

Full details of the proposed scheme and drawings can be downloaded with the online legal pack.

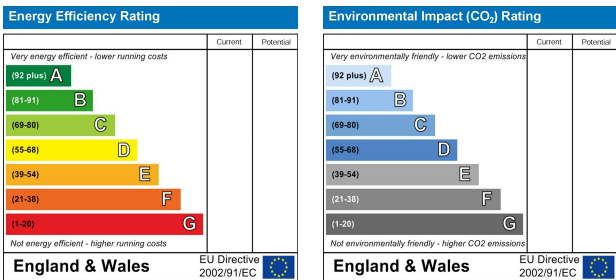
LOCATION

Lyndale Road is located within the popular suburb of St George. Local amenities and services are all within close proximity including the vibrant Church Road which boasts an array of independent retailers, pubs, bars, cafes and restaurants. Bristol City Centre is approximately three miles away.

Floor plan



EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

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Email: post@hollismorgan.co.uk

www.hollismorgan.co.uk

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.