

## 92 and 92A Bath Road, Willsbridge, BS30 6EP

Auction Guide Price +++ £350,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17TH JUNE 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JUNE LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT OPPORTUNITY
- 2 X PERIOD HOUSES | 0.5 ACRE PLOT
- LARGE FAMILY HOME | MODERNISATION
- 4 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold DEVELOPMENT OPPORTUNITY comprising 2 x PERIOD HOUSES in need of MODERNISATION | 0.5 ACRE PLOT with scope for LARGE FAMILY HOME with GARDENS and OUTBUILDINGS.

# 92 and 92A Bath Road, Willsbridge, BS30 6EP

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 92 & 92A Bath Road, Willsbridge, Bristol BS30 6EP

Lot Number TBC

The Live Online Auction is on Wednesday 17th June 2026 @ 12:00 Noon  
Registration Deadline is on Friday 12th June 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”

### PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

### THE PROPERTY

A mature Freehold 0.5 acre plot with a pair of semi detached period houses ( 3252 Sq Ft ) in an elevated position with stunning rural views from the rear aspect.

The properties have vehicular access at the upper end of the plot with a large car parking area and double garage.

Both properties have accommodation arranged over two floors ( please refer to schedule and floorplans ) plus a large vaulted basement area.

In the lower gardens there is also a large detached stone barn.

Sold with vacant possession.

92a - Semi Detached House | Reception | Reception | Kitchen | Bedroom 1

| Bedroom 2 | Bathroom

92 - Semi Detached House | Reception | Reception | Kitchen | Bedroom 1 |

Bedroom 2 | Bathroom

Tenure - Freehold

Council Tax - 92 C | 92A C

EPC - 92 D | 92A E

### THE OPPORTUNITY

Both properties have been let for many years ( now vacant ) and require modernisation.

### LARGE FAMILY HOME

The properties have huge potential to convert back into a single dwelling with flexible accommodation, large mature gardens, parking and garage in this sought after location close to Bristol and Bath.

### OUTBUILDINGS & BASEMENT

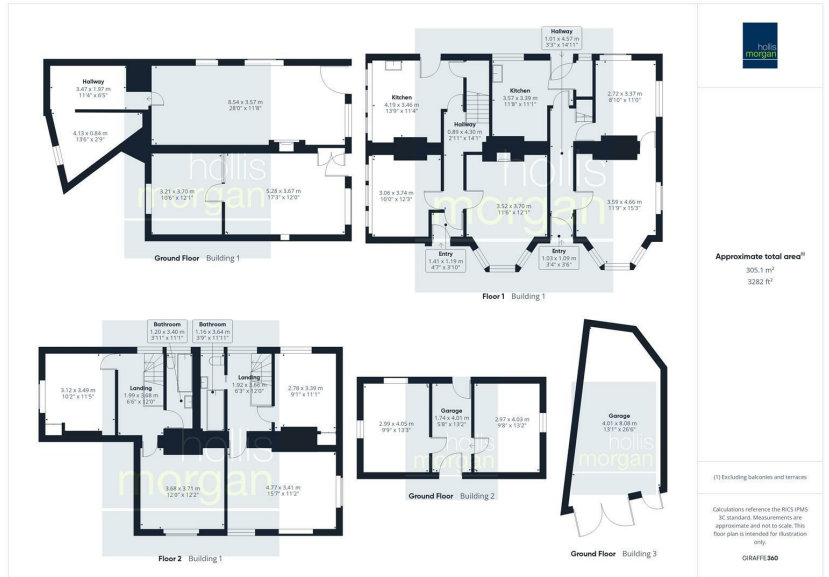
The stone barn and basement area offer scope for additional accommodation and have the best outlook onto the lower garden and if combined back into the main dwelling have potential for a stunning open plan kitchen / living space allowing for more bedrooms and bathrooms on the upper floors.

### RESIDENTIAL DEVELOPMENT

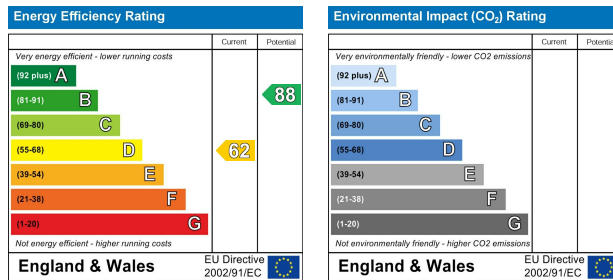
There is scope to modernise the existing two properties for rental or resale. The lower garden area may offer further development.

\*All above subject to gaining the necessary consents.

## Floor plan



## EPC Chart



9 Waterloo Street  
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Bristol  
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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.