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 6 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.

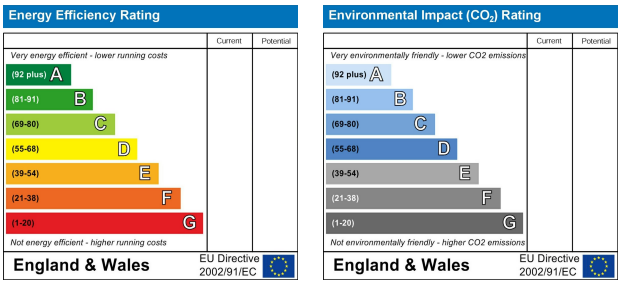
STRUCTURAL REPORT

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



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Auction Property Details Disclaimer

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