25 - 27 Belgrave Road, Clifton, Bristol, BS8 2AA

Auction Guide Price +++ £995,000

- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 20TH MAY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- MAY LIVE ONLINE AUCTION
- FREEHOLD | 2 X SEMI DETACHED
- PERIOD PROPERTIES | GARDEN | PARKING
- RESI & COMMERCIAL POTENTIAL stp
- COMPLETION - SEPT 2026

Hollis Morgan – MAY LIVE ONLINE AUCTION – A Freehold OPPORTUNITY to develop a PAIR OF SEMI DETACHED PERIOD PROPERTIES (6374 Sq Ft) with OFF STREET PARKING and LARGE GARDEN.

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Accommodation

FOR SALE BY LIVE ONLINE AUCTION
ADDRESS | 25 - 27 Belgrave Road, Clifton, Bristol BS8 2AA

Lot Number TBC

The Live Online Auction is on Wednesday 20th May 2026 @ 12:00 Noon
Registration Deadline is on Friday 15th May 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
An imposing pair of bay fronted period semi detached properties located in a sought after location on the Clifton / Cotham / Triangle borders just moments from Whiteladies Road. Spacious accommodation (6374 Sq Ft) arranged over 3 floors plus a large basement with parking area for 4 + vehicles and generous rear garden with side access from both properties.
The properties are interlinked and have been used as offices (class E) for many years and are offered in good decorative order.
Sold with vacant possession.

Tenure - Freehold
EPC - D

THE OPPORTUNITY
RESIDENTIAL DEVELOPMENT

The property would suit residential development with scope for a scheme of multiple flats, large lateral apartments or split into 2 independent generously proportioned semi detached family homes.
The basement levels offers huge potential for further development with good existing head height and natural light.
Please refer to independent rental appraisal.

HOLLIS MORGAN NEW HOMES

If you require any advice on potential schemes and GDV appraisal please contact Dan Harris @ Hollis Morgan New Homes.

FAMILY HOME

There is potential to create a substantial detached family home with multiple off street parking and a large enclosed rear garden in this sought after central location.

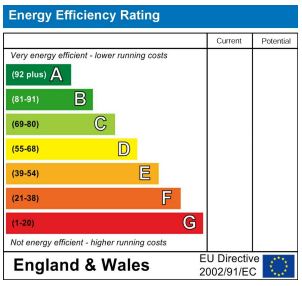
COMMERCIAL

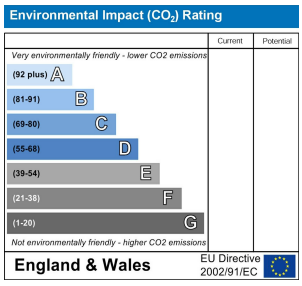
Scope for a range of commercial schemes including a Headquarters style arrangement, serviced offices or for occupation on individual floors / suites.
Please refer to independent rental appraisal.

*All above subject to gaining the necessary consents.
We understand no residential planning of this nature has been recently sought.
Interested parties to make their own investigations.

Floor plan

EPC Chart





hollis morgan

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Auction Property Details Disclaimer

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