Georgia House + Barn Ryalls Lane, Cambridge, Gloucester,

Auction Guide Price +++ £350,000

- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH FEBRUARY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- FEBRUARY LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENTY OPPORTUNITY
- LARGE FAMILY HOME FOR MODERNISATION
- BARN WITH PLANNING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION – A Freehold DEVELOPMENT OPPORTUNITY (3233 Sq Ft) comprising large FAMILY HOME in need of MODERNISATION | DETACHED BARN with PLANNING | Scope to sub divide stc

Georgia House + Barn Ryalls Lane, Cambridge, Gloucester, GL2 7AL

Accommodation

FOR SALE BY LIVE ONLINE AUCTION
ADDRESS | Georgia House, Cambridge, Gloucester GL2 7AL

Lot Number 34

The Live Online Auction is on Wednesday 11th February 2026 @ 12:00 Noon
Registration Deadline is on Friday 6th February 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"

JOINT AGENTS | BLADEN
We are delighted to be acting alongside our Joint Agents Bladen Property Consultants

GUIDE PRICE RANGE
The vendors have issued a guide price range of £350,000 - £400,000 for this lot.

THE PROPERTY
A Freehold property (3233 Sq Ft) occupying a generous plot set back from the Bristol Road with off street parking to the front and a large yard at the rear with vehicular access. The flexible accommodation is arranged over two floors with access from both front and rear with scope for multiple combinations of bedrooms and reception rooms. To the rear is the aforementioned yard and a large detached barn plus various smaller outbuildings.

Tenure - Freehold
Council Tax - D
EPC - E

THE OPPORTUNITY
DEVELOPMENT | FAMILY HOME | MODERNISATION | 2081 Sq Ft

The property is vacant and now requires modernisation with huge potential. Georgia House has scope to create a large family home with parking to the front and a large yard with vehicular access and detached barn to the rear. There is scope to subdivide the house into 2 / 3 independent units. Potential to extend to the side and rear.
All subject to gaining the necessary consents.

DETACHED BARN WITH PLANNING | 1152 Sq Ft

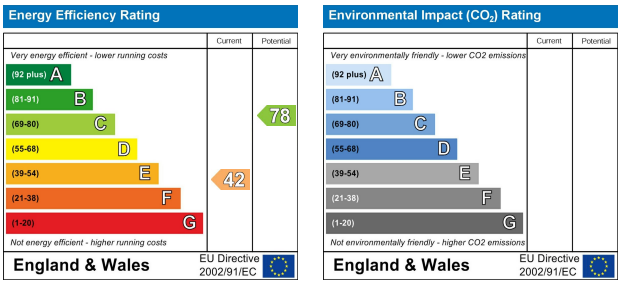
Planning was previously granted (S.19/0059/FUL) to convert the detached barn into a 2 Bed | 2 Bath dwelling with parking and garden.

REDUCED PRICE FOR AUCTION

The property was previously listed with respected local agents originally with an asking price of £650,000 and now has a reduced guide price for sale by auction.

Floor plan

EPC Chart



hollis morgan

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

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.