

# 149, Bell Hill Road, St George, Bristol, BS5 7NQ

Auction Guide Price +++ £475,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17TH JUNE 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- JUNE LIVE ONLINE AUCTION
- FREEHOLD PERIOD HOUSE
- RESI PLANNING | 8 X FLATS
- HOUSE FOR UPDATING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold DETACHED PERIOD HOUSE ( 2859 Sq Ft ) for UPDATING on 0.2 acre Plot | PLANNING GRANTED to convert to 8 x FLATS.

# 149, Bell Hill Road, St George, Bristol, BS5 7NQ

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 149 Bell Hill Road, St George, Bristol BS5 7NQ

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”

### THE PROPERTY

An imposing Freehold double bay fronted period property with spacious accommodation ( 2859 Sq Ft ) arranged over two floors occupying a large corner plot with various outbuildings and vehicular access from both Bell Hill Road and Brockhurst gardens.  
Sold with vacant possession.

Tenure - Freehold  
Council Tax - D  
EPC - F

### THE OPPORTUNITY

RESI DEVELOPMENT | PLANNING GRANTED

Planning ( 25/10622/F ) has been granted to convert and extend the property into a stylish scheme of 8 self contained flats  
5 x 1 Beds | 3 x 2 Beds

### PROPOSED SCHEDULE OF ACCOMODATION

- Flat 1 – 1 Bed | 573 Sq Ft | Ground Floor
- Flat 2 – 2 Bed | 755 Sq Ft | Ground Floor
- Flat 3 – 1 Bed | 560 Sq Ft | Ground Floor
- Flat 4 – 1 Bed | 540 Sq Ft | Ground Floor
- Flat 5 – 1 Bed | 573 Sq Ft | First Floor
- Flat 6 – 2 Bed | 685 Sq Ft | First Floor
- Flat 7 – 1 Bed | 561 Sq Ft | First Floor
- Flat 8 – 2 Bed | 667 Sq Ft | Top Floor

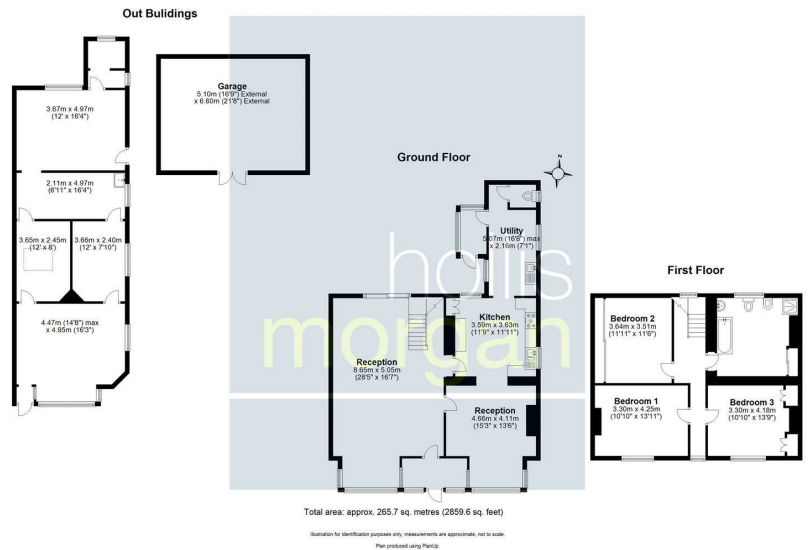
### GDV APPRAISAL

The Hollis Morgan New Homes team have appraised the site and are happy to provide further GDV advice.

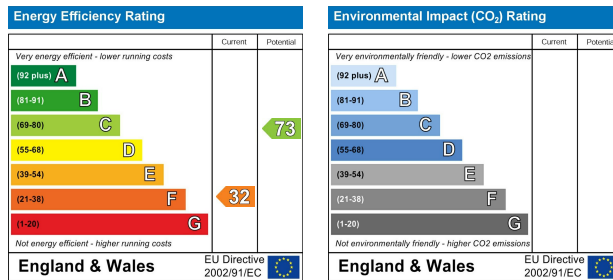
### FAMILY HOME | LARGE CORNER PLOT

The property has scope for a fine family home with scope for updating and potential to extend.  
There is potential to split the property into multiple dwellings.  
All subject to consents.

## Floor plan



## EPC Chart



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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.