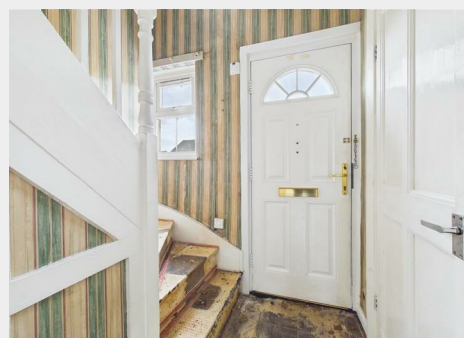


## 23 - 25 Parkwall Road, Cadbury Heath, Bristol, BS30 8HL

Auction Guide Price +++ £400,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH SEPTEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- SEPTEMBER LIVE ONLINE AUCTION
- 2 X FREEHOLD SEMI DETACHED HOUSES
- 4 BEDS | 2 REC | FRONT & REAR GARDENS
- UPDATING | EXTEND | VACANT
- EXTENDED 6 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold DEVELOPMENT | INVESTMENT comprising 2 x 4 BED SEMI DETACHED HOUSES now in need of UPDATING with GARDENS and PARKING.

# 23 - 25 Parkwall Road, Cadbury Heath, Bristol, BS30 8HL

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 23 & 25 Parkwall Road, Cadbury Heath, Bristol BS30 8HL

Lot Number TBC

The Live Online Auction is on Wednesday 16th September 2026 @ 12:00 Noon  
Registration Deadline is on Friday 11th September 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

The lot comprises a pair of adjoining semi-detached houses on a generous plot in this sought after residential location with excellent access to nearby Longwell Green.

23 Parkwall Road  
Ground Floor - Entrance Hall | Reception 1 | Reception 2 | Kitchen | Shower Room | Bathroom  
First Floor - Bedroom 1 | Bedroom 2 | Bedroom 3 | Bedroom 4

25 Parkwall Road  
Ground Floor - Entrance Hall | Reception 1 | Reception 2 | Kitchen | Bathroom  
First Floor - Bedroom 1 | Bedroom 2 | Bedroom 3 | Bedroom 4

Both sold with vacant possession.

Tenure - Freehold  
Council Tax - B | B  
EPC - D & On Order

### THE OPPORTUNITY

HOUSES FOR UPDATING

Both properties have been let for many years ( now vacant ) and now require updating but have excellent scope for both resale or investment.  
There is potential to create off street parking for 23 to mirror 25.  
Please refer to independent rental appraisal.

LARGE DWELLING | EXTEND | FLATS | HMO

The combined properties offer a rare opportunity of scale to extend and create either a large single dwelling, conversion to flats or a high density HMO.

All above are subject to gaining the necessary consents.

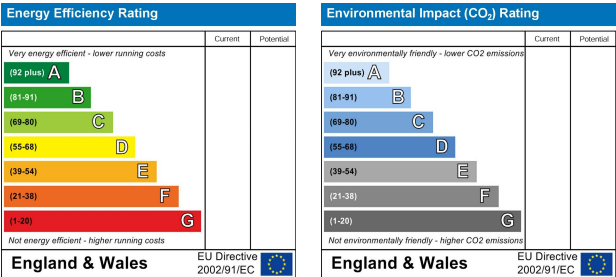
### LOCATION

The house is located on Cadbury Heath Road in between Cadbury Heath and Warmley. Local amenities and services are all within close proximity including independent retailers, bars, cafes, restaurants. Bristol City Centre is approximately eight miles away.

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

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Hollis Morgan Property Limited, registered in England, registered 7275716.

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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.