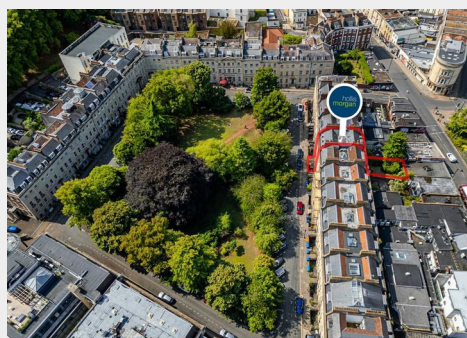


23 Berkeley Square, Clifton, Bristol, BS8 1HP

Auction Guide Price +++ £795,000



- 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 GRADE II LISTED GEORGIAN TOWNHOUSE
- WALLED REAR GARDEN
- RESI | COMMERCIAL POTENTIAL stp
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A Grade II Listed Freehold GEORGIAN GEM (4796 Sq Ft) with WALLED GARDEN and HUGE POTENTIAL for both RESIDENTIAL and COMMERCIAL DEVELOPMENT stp

23 Berkeley Square, Clifton, Bristol, BS8 1HP

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 23 Berkeley Square, Clifton, Bristol BS8 1HP

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 commanding mid terraced Georgian Grade II Listed property with spacious accommodation (4796 Sq Ft) arranged over 5 floors retaining a vast array of period features plus a large enclosed walled garden.
Sold with vacant possession.

Tenure - Freehold
EPC - D

THE OPPORTUNITY

REDUCED PRICE | AUCTION

The property was previously listed with respected commercial agents with an original asking price of £1.5m and now has a reduced guide price for sale by auction

COMMERCIAL

The property has most recently operated as offices and whilst now requiring updating has scope for either an Headquarters style arrangement or for occupation on individual floors / suites.
Please refer to independent rental appraisal.

FAMILY HOME

Similar properties on the square have been converted into large family homes with further potential for a self contained flat on the lower ground floor.
Existing independent access to lower ground floor via the undercroft.

RESIDENTIAL DEVELOPMENT

There is potential to convert the property into 5 generous flats or 10 studio apartments.
Interested parties will note the space behind the staircase for services and bathrooms etc.

HOLLIS MORGAN NEW HOMES

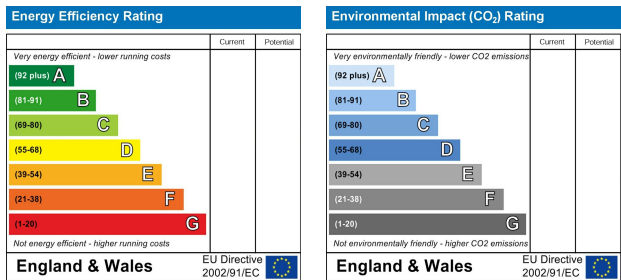
If you require any advice on potential schemes and GDV appraisal please contact Dan Harris @ Hollis Morgan New Homes.

*All above subject to gaining the necessary consents.

Floor plan



EPC Chart



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

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Please refer to our website for further details.