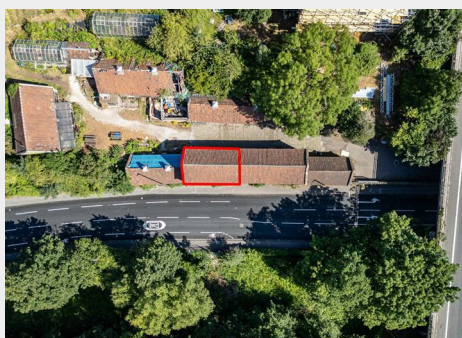


## Barn 2b @, Bridge Farm Bell Hill, Stapleton, Bristol, BS16 1BQ

Auction Guide Price +++ £25,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17TH SEPTEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- SEPTEMBER LIVE ONLINE AUCTION
- STONE BARN FOR DEVELOPMENT
- RESI PLANNING GRANTED
- UNIQUE COMMUNITY LOCATION
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Leasehold STONE BARN with RESI PLANNING to create a 2 BED | 2 BATH HOUSE ( 861 Sq Ft ) set within the Bridge Farm Community Project.

# Barn 2b @, Bridge Farm Bell Hill, Stapleton, Bristol, BS16 1BQ

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Barn 2b @, Bridge Farm, Bell Hill Stapleton, Bristol, BS16 1BQ

Lot Number TBC

The Live Online Auction is on Wednesday 17th September 2025 @ 17:30  
Registration Deadline is on Monday 15th September 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose 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”

### GUIDE PRICE RANGE

The vendors have issued a guide price range of £25,000 - £50,000 for this lot.

### THE PROPERTY

A classic terraced stone barn with 484 Sq Ft of accommodation with access via a charming cobbled street at the heart of the Bridge Farm Community development located just moments from the heart of the City yet set within 3.5 acres with planning recently applied for 12 low energy homes, with a terrace of 8 along Glenfrome Road, and 4 as a new terrace just above ( refer to proposed scheme images )  
Sold with vacant possession

Tenure - Leasehold - New 999 year lease ( with a not-for-profit community organisation holding the freehold, which is integral to the wellbeing of the Bridge Farm Community as a whole )  
Utilities, Rights & Restrictions - Please refer to the Legal Pack  
Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

BARN | RESI PLANNING GRANTED

Planning has been granted to covert the barns into a 2 bedroom residential dwelling with accommodation ( 861 Sq Ft ) over two floors with two en suite bedrooms on the ground floor and an open plan kitchen / diner / living space on the first floor.  
Please refer to proposed scheme.

### PLANNING GRANTED

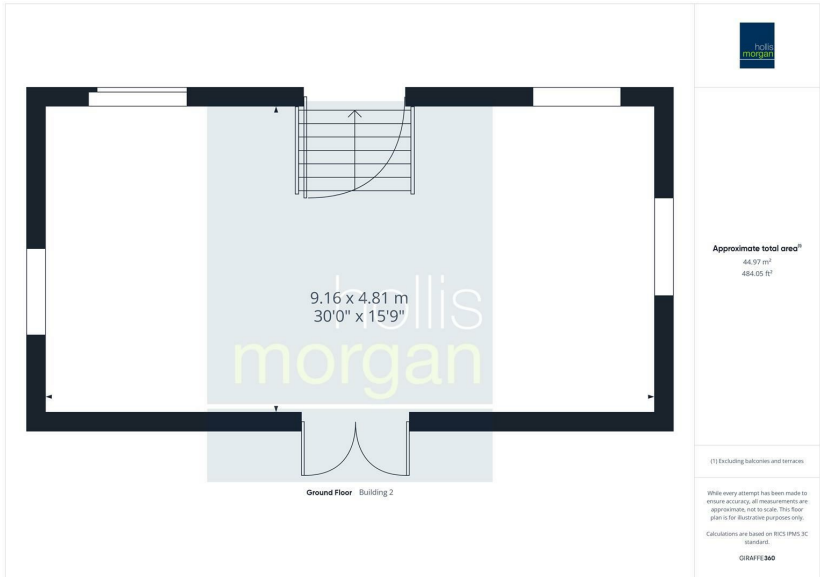
Reference 20/05973/F  
Alternative Reference PP-09160350  
Application Received Thu 10 Dec 2020  
Application Validated Fri 09 Apr 2021  
Address Bridge Farm Bell Hill Bristol BS16 1BQ  
Proposal Restoration of Grade II listed farmhouse dwelling and change of use to five-bedroom house in multiple occupation (use class C4); Conversion and change of use of outbuildings to create x3 dwellings (use class C3), craft studio workshops, a retail unit, cafe (all use class E) and community events space (use class F).  
Status Decided  
Decision GRANTED subject to condition(s)  
Decision Issued Date Fri 03 May 2024

### PLANNING INFORMATION

### LOCATION

#

## 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

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.