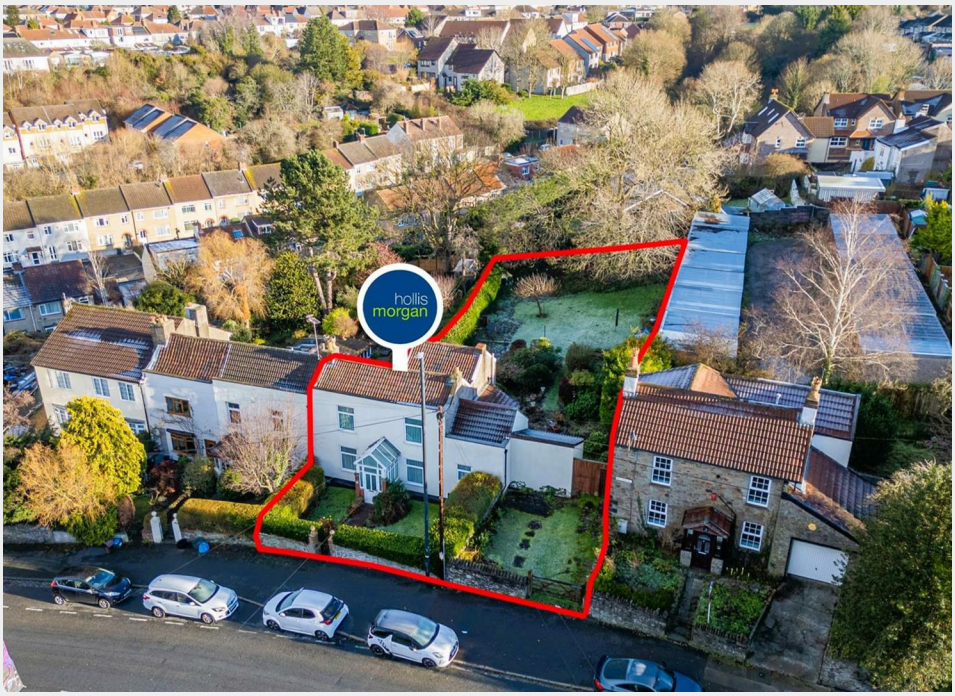
35 Nags Head Hill, Hanham, Bristol, BS5 8LN

Auction Guide Price +++ £325,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11th MARCH 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- MARCH LIVE ONLINE AUCTION
- FREEHOLD HOUSE ON LARGE PLOT
- SCOPE TO EXTEND | SIDE & REAR
- REQUIRES UPDATING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MARCH LIVE ONLINE AUCTION – A Freehold 3 BED HOUSE (1374 Sq Ft) with LARGE MATURE PLOT and scope to EXTEND stc | Requires UPDATING - HUGE POTENTIAL.

35 Nags Head Hill, Hanham, Bristol, BS5 8LN

Accommodation

FOR SALE BY LIVE ONLINE AUCTION
ADDRESS | 35 Nags Head Hill, Hanham, Bristol BS5 8LN

Lot Number TBC

The Live Online Auction is on Wednesday 11th March 2026 @ 12:00 Noon
Registration Deadline is on Friday 6th March 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 charming end of terrace Freehold home occupying a larger than average mature plot, formerly a market garden, with spacious and flexible accommodation (1374 Sq Ft) arranged over two floors with side access via the off street parking area leading to the aforementioned mature rear garden. Sold with vacant possession.

Tenure - Freehold
Council Tax - C
EPC - D

THE OPPORTUNITY
FAMILY HOME | UPDATE | EXTEND

The property now requires updating but has scope for an exceptional family home with large mature garden and off street parking.
Interested parties will note the potential to extend to both side and rear with scope to rearrange the existing layout.

RESIDENTIAL DEVELOPMENT | NEW BUILD

Given the size and quality of the plot there is scope to significantly enlarge the existing dwelling or potential to create a second new build property to the side.

All above subject to gaining the necessary consents.

RENTAL APPRAISAL
What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

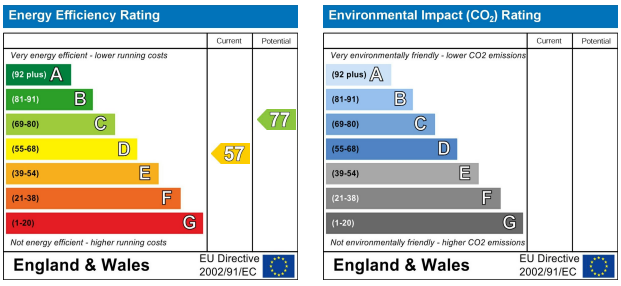
35, Nags Head Hill - £1600pcm- £1700pcm

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.

LOCATION
Hanham is a popular urban area in South Gloucestershire on the eastern border of Bristol. It is located near to the A420 with convenient access to both Bristol and Bath. Hanham has its own High Street with local shops, facilities and amenities. Bristol city centre is within 4 miles, Chippenham is 18 miles and Bath is 12.5 miles away.

Floor plan

EPC Chart



hollis morgan

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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.