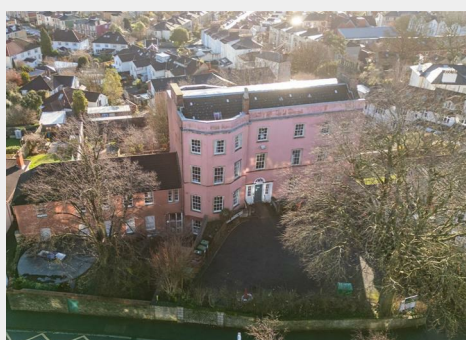


Redland Hill House Redland Hill, Redland, Bristol, BS6 6UX

Auction Guide Price +++ £1,250,000



- 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 MANSION HOUSE
- ELEVATED POSITION | 0.6 ACRES
- HUGE POTENTIAL STP
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MARCH LIVE ONLINE AUCTION – A Freehold ICONIC MANSION HOUSE (10,946 Sq Ft) occupying an ELEVATED 0.6 ACRE PLOT with huge potential for range of uses STP

Redland Hill House Redland Hill, Redland, Bristol, BS6 6UX

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Redland Hill House, Redland Hill, Redland, Bristol, BS6 6UX

Lot Number 9

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”

GUIDE PRICE RANGE

The vendors have issued a guide price range of £1.25m - £1.75m for this lot.

PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

THE PROPERTY

Redland Hill House is a Grade II Listed Mansion House built in circa 1761 in a Georgian architectural style occupying an elevated position on the Clifton and Redland borders with exceptional urban views over the City and excellent access to both Whiteladies Road, and Durdham Downs. The property has gated vehicular access from Redland Hill with a large car parking area and grand accommodation (10,946 Sq Ft) arranged primarily over 4 floors with a large side extension plus basements and various outbuildings. Many of the original period features have been retained and there is also a raised patio area and enclosed gardens to the rear.
Historical photographs show that the south-west wing of the house was destroyed during the Second World War (1939–1945).
Sold with vacant possession.

Tenure - Freehold
EPC - C

THE OPPORTUNITY

PRIME BRISTOL DEVELOPMENT OPPORTUNITY

The property has operated as a school for many years but is now offered with vacant possession and scope for a wide range of possible uses.

GRAND FAMILY HOME

The property has potential to create one of the largest private family homes in the City with gardens and parking in this most sought after of locations.

RESIDENTIAL DEVELOPMENT

Redland Hill House would suit being split into multiple residential dwellings with options for luxurious lateral apartments, individual townhouses or similar schemes.
Interested parties will note the air space and associated development potential on the East wing.
There may be scope for additional development in the gardens.

RETIREMENT COMPLEX

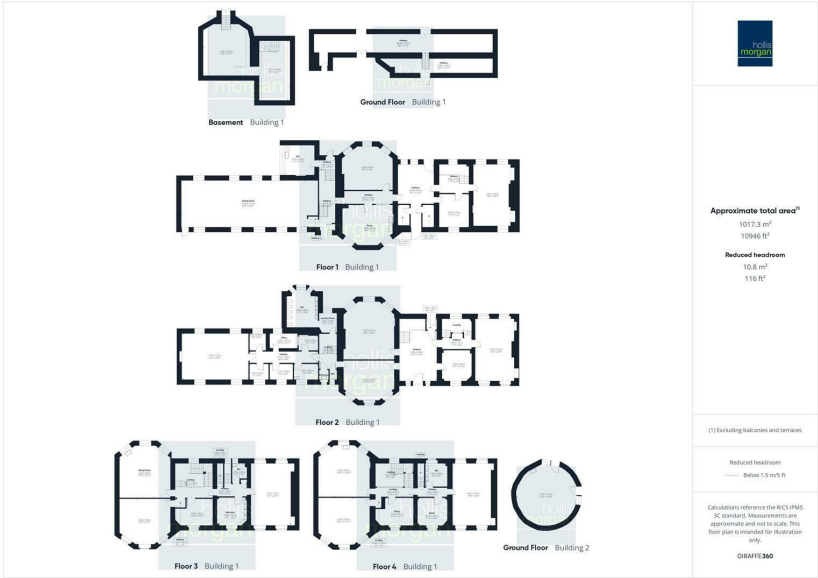
Interested parties will note the success of the nearby retirement village development at The Vincent.

COMMERCIAL

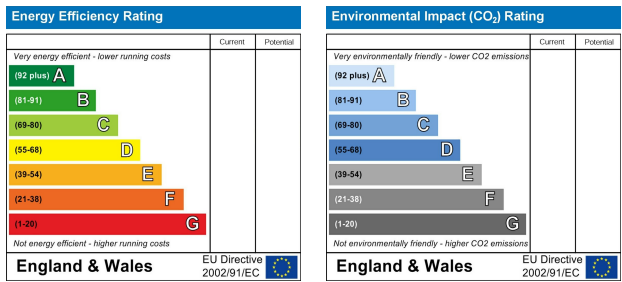
There is potential for a wide range of continued commercial uses.

*All above subject to gaining the necessary consents.

Floor plan



EPC Chart



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

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Auction Property Details Disclaimer

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Please refer to our website for further details.