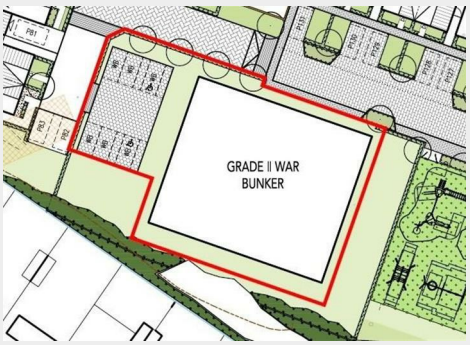
War Room and Bunker, Flowers Hill, Brislington, Bristol, BS4

Auction Guide Price +++ £50,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23RD APRIL 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- APRIL LIVE ONLINE AUCTION
- GRADE II LISTED WAR ROOM & BUNKER
- 8709 Sq Ft | 8 PARKING SPACES
- SCOPE FOR WIDE RANGE OF RESI / COMMERCIAL stc
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A Freehold GRADE II LISTED WAR ROOM + BUNKER (8709 Sq Ft) with PARKING | Scope for RESI or COMMERCIAL stp

War Room and Bunker, Flowers Hill, Brislington, Bristol, BS4 5LA

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | The War Room & Bunker, Flowers Hill, Brislington, Bristol BS4 5LA

Lot Number TBC

*** PLEASE NOTE NEW AUCTION DATE TO ALLOW TIME FOR EXTRA VIEWINGS ***

The Live Online Auction is on Wednesday 23rd April 2025 @ 17:30
Registration Deadline is on Monday 21st April 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 £50,000 - £100,000

THE PROPERTY

A Grade II Listed War Room & Bunker located on the southern edge of a large residential development. The property comprises circa 8709 Sq Ft of accommodation at ground (5188 Sq Ft) and basement level (3509 Sq Ft) with flexible space and various boarded up windows. Includes an area for off street parking for 6 - 8 vehicles.
Sold with vacant possession.

Tenure - Freehold
Mangt Fees - Proposed £350 pa (Please refer to legal pack)
Utilities, Rights & Restrictions - Please refer to the Legal Pack
Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

WAR ROOM & PARKING

A unique opportunity to acquire a large property with change of use granted (21/01699/P) with scope for a wide range of possible uses

B8 - Use Class B8 (Storage or distribution) includes warehousing and open air storage
E - 'Class E' is a broad category of commercial, business and service uses
F - Class F – Local Community and Learn

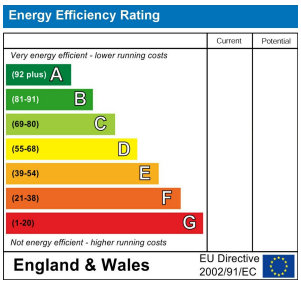
There may be scope for a residential scheme subject to gaining the necessary consents and approval from the seller

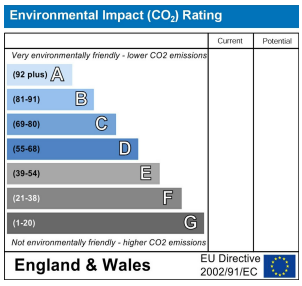
PLANNING HISTORY

The overall site benefits from a resolution of planning consent 21/01699/P for the demolition of the existing structures (with the exception of the Grade II Listed War Room) redevelopment to provide up to 160 residential units (Class C3) and change of use of the War Room to provide use class B8, E or F.

Floor plan

EPC Chart





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Auction Property Details Disclaimer

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