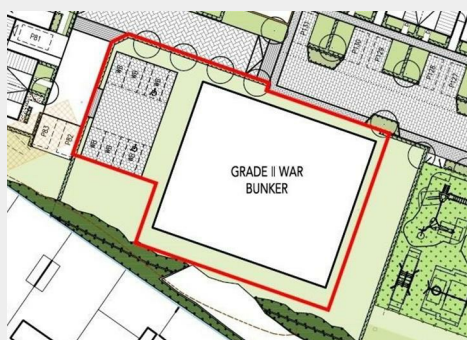


## War Room and Bunker, Flowers Hill, Brislington, Bristol, BS4

Sold @ Auction £130,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23RD APRIL 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ 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**  
\*\*\* SOLD @ APRIL LIVE ONLINE AUCTION \*\*\*

GUIDE PRICE £50,000 +++  
SOLD @ £130,000

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

Lot Number 4

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"

### PRE AUCTION OFFERS

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

### GUIDE PRICE RANGE

The vendors have issued a guide price range of £50,000 - £100,000 for this lot.

### 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  
Managt 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

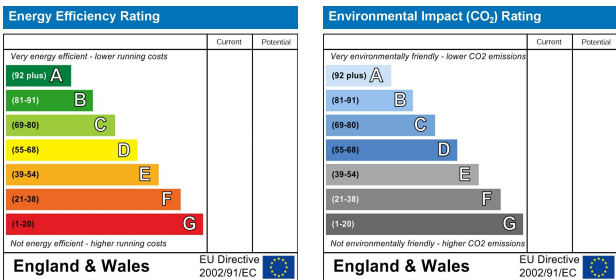
### PLANNING HISTORY

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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Clifton

Bristol

BS8 4BT

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