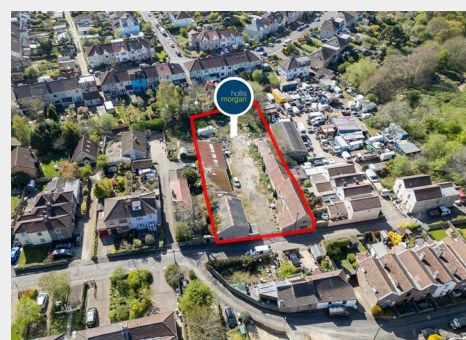


## Development Site @, 79A Grove Road, Fishponds, Bristol, Auction Guide Price +++ £725,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23RD JULY 2025
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- DRONE TOUR NOW ONLINE
- JULY LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT SITE
- RESI PLANNING GRANTED
- 11 X 3 BED HOUSES | GDV £4.745m - £4.945m
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Freehold 0.5 ACRE DEVELOPMENT SITE with PLANNING GRANTED to erect a scheme of 11 X 3 BED ( 911 Sq Ft ) HOUSES with GARDENS and PARKING.

# Development Site @, 79A Grove Road, Fishponds, Bristol, BS16 2BP

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Development Site @ 79a Grove Road, Fishponds, Bristol BS16 2BP

Lot Number 58

The Live Online Auction is on Wednesday 23rd July 2025 @ 17:30  
Registration Deadline is on Monday 21st July 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”

### THE SITE

A prime Freehold site of approximately 0.5 acres with a range of existing one and two story buildings and wide frontage on Grove Road within walking distance of the local parks and High Street.  
Sold with vacant possession.

Tenure - Freehold

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

DEVELOPMENT SITE | PLANNING GRANTED

Planning ( 23/00133/F ) has been granted to demolish the existing industrial buildings and erect a stylish scheme of 11 x 3 bedroom dwellings ( 911 Sq Ft ) with parking and gardens and a proposed GDV of £4.745m - £4.945m

Please note were informed there is no condition from the council for the 23/00133/F scheme to be constructed to Passivhaus regs - the only condition relating is a reduction in co2.  
Please refer to planning info.

### ALTERNATIVE SCHEMES

The site will suit a range of potential uses including continued industrial use or conversion of the existing commercial buildings into residential units.  
Interested parties should note the historic and now lapsed planning scheme ( 16/02130/F ) for a higher density development.  
All above subject to gaining the necessary consents.

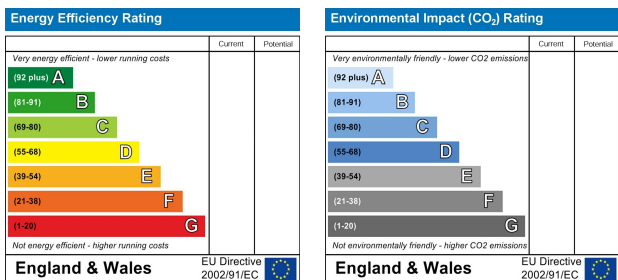
### PROPOSED SCHEDULE OF DEVELOPMENT

Unit 1 – 3 Bedroom Semi Detached House | 911 Sq Ft | Parking | Garden  
Unit 2 – 3 Bedroom Semi Detached House | 911 Sq Ft | Parking | Garden  
Unit 3 – 3 Bedroom End of Terrace House | 911 Sq Ft | Parking | Garden  
Unit 4 – 3 Bedroom Terraced House | 911 Sq Ft | Parking | Garden  
Unit 5 – 3 Bedroom Terraced House | 911 Sq Ft | Parking | Garden  
Unit 6 – 3 Bedroom End of Terrace House | 911 Sq Ft | Parking | Garden  
Unit 7 – 3 Bedroom Semi Detached House | 911 Sq Ft | Parking | Garden  
Unit 8 – 3 Bedroom Semi Detached House | 911 Sq Ft | Parking | Garden  
Unit 9 – 3 Bedroom End of Terrace House | 911 Sq Ft | Parking | Garden  
Unit 10 – 3 Bedroom Terraced House | 911 Sq Ft | Parking | Garden  
Unit 11 – 3 Bedroom End of Terrace House | 911 Sq Ft | Parking | Garden

## Floor plan



## EPC Chart



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Clifton

Bristol

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## Auction Property Details Disclaimer

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Please refer to our website for further details.