

## Former Barclays Bank, 1 - 3 High Street, Westbury Village, Auction Guide Price +++ £495,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23rd JULY 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JULY LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT OPPORTUNITY
- PLANNING GRANTED
- RESIDENTIAL FLAT SCHEME
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Freehold FORMER BANK ( 2868 Sq Ft ) with RESI PLANNING | 4 - 6 UNITS in the heart of WESTBURY VILLAGE | BS9

# Former Barclays Bank, 1 - 3 High Street, Westbury Village, Bristol, BS9 3DR

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Former Barclays Bank, 1 - 3, High Street Westbury Village, Bristol, BS9 3DR

Lot Number 10

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 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 Freehold former bank occupying a prominent position in the heart of Westbury Village in Westbury on Trym with flexible accommodation ( 2868 Sq Ft ) arranged over two floors.  
Sold with vacant possession.

Tenure - Freehold  
Council Tax -  
EPC - A

### THE OPPORTUNITY

RESI PLANNING

Planning has been granted for a residential scheme of 4 x 1 bed flats on the upper floors.  
The ground floor has change of use in principle for conversion to residential. There are proposed schemes of either 2 x 1 beds or 1 x 4 bed but subject to consents.

### PROPOSED SCHEDULE OF DEVELOPMENT

GROUND FLOOR

Option 1  
Prime Commercial Unit | 920 Sq Ft

Option 2  
Subject to Planning ( not applied )  
4 Bed | 2 Bath Self Contained Flat | 1259 Sq Ft

Option 3  
Subject to Planning ( not applied )  
1 Bed | 1 Bath Self Contained Flat | 409 Sq Ft | Courtyard  
1 Bed | 1 Bath Self Contained Flat | 407 Sq Ft | Courtyard

Bike & Bin Store

FIRST FLOOR

1 Bed | 1 Bath Self Contained Flat | 538 Sq Ft  
1 Bed | 1 Bath Self Contained Flat | 506 Sq Ft

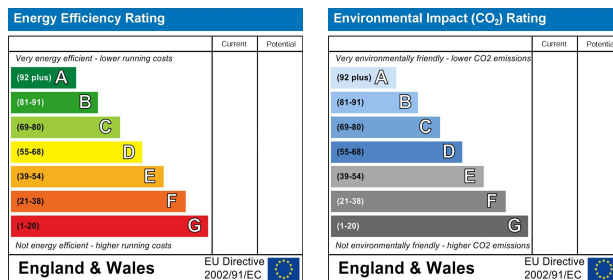
SECOND FLOOR

1 Bed | 1 Bath Self Contained Flat | 473 Sq Ft  
1 Bed | 1 Bath Self Contained Flat | 474 Sq Ft

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
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morgan**

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## Auction Property Details Disclaimer

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Please refer to our website for further details.