

The Old Police Station, 49 High Street, Westbury-On-Trym, Auction Guide Price +++ £675,000



- 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 PERIOD PROPERTY
- DEVELOPMENT OPPORTUNITY
- RESI PLANNING GRANTED
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Freehold DETACHED PERIOD PROPERTY (3154 Sq Ft) with 4 X PARKING | Residential PLANNING Granted | Requires MODERNISATION

The Old Police Station, 49 High Street, Westbury-On-Trym, Bristol, BS9 3ED

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | The Old Police Station, 49 High Street, Westbury-On-Trym, Bristol BS9 3ED

Lot Number 21

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 PROPERTY

An imposing Freehold period property, formally the local Police Station and most recently occupied as offices but now offered with vacant possession. The accommodation (3154 Sq Ft) is arranged over two floors (plus a large basement) with an array of period features with front, side and rear access plus 4 off street parking spaces to the rear.
Sold with vacant possession

Tenure - Freehold
EPC - E

THE OPPORTUNITY

RESIDENTIAL DEVELOPMENT OPPORTUNITY

The property now requires modernisation but has scope for a wide range of possible uses.

FLAT CONVERSION | 25/11101/COU

Planning has been granted to convert the property into 4 flats (3 x 2 Beds | 1 x 1 Bed) with off street parking x 4 in this sought after location in the heart of Westbury Village.
The conversion involves minimal structural changes to the existing layout – refer to proposed scheme in the online legal pack.
The GDV has been appraised £1.44m - please refer to schedule below
There is scope for a significant rental income - please refer to independent rental appraisal

LARGE FAMILY HOME | 2 X HOUSES | 2 X LARGE FLATS | COMMERCIAL

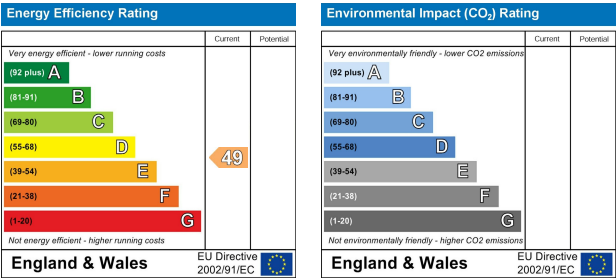
There is scope for a range of residential schemes including a large family house, conversion into 2 houses or 2 large flats.
There is also scope for continued commercial use.
All above subject to the necessary consents.

Please note there will be a restriction to block the use of the building as a large HMO.
The car park area to the rear is to be retained and the vendors will be seeking planning for a residential scheme in due course.

Floor plan



EPC Chart



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Auction Property Details Disclaimer

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Please refer to our website for further details.