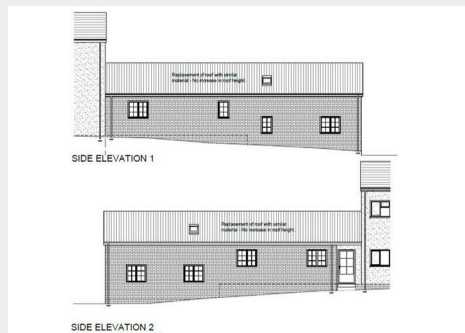


5A Water Street, Dursley, Gloucestershire, GL11 4JG

Auction Guide Price +++ £150,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 19TH NOVEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- NOVEMBER LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT OPPORTUNITY
- RESI CONVERSION | 2 FLATS
- 2 X OFF STREET PARKING SPACES
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – NOVEMBER LIVE ONLINE AUCTION – A Freehold DEVELOPMENT OPPORTUNITY with PLANNING for RESI CONVERSION | 2 x 1 BED FLATS with PARKING close to town Centre.

5A Water Street, Dursley, Gloucestershire, GL11 4JG

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 5A Water Street, Dursley, Gloucestershire GL11 4JG

Lot Number 42

*** PLEASE NOTE NEW AUCTION START TIME - NOW 12:00 ***

The Live Online Auction is on Wednesday 19th November 2025 @ 12:00
Registration Deadline is on Friday 14th November 2025 @ 17:00

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"

GUIDE PRICE RANGE

The vendors have issued a guide price range of £150,000 - £200,000 for this lot.

THE PROPERTY

A Freehold detached stone built warehouse (794 Sq Ft) with off street parking located in a quiet spot yet just moments from the Town centre with excellent transport connections to Bristol and Gloucester.
Sold with vacant possession.

Tenure - Freehold

EPC - E

THE OPPORTUNITY

RESI DEVELOPMENT | FLAT CONVERSION

The property has planning granted for a residential development.

In April 2025 (S.25/0398/CPE) planning was sought and granted for the principle of residential development.

Planning (S.25/0592/FUL) was then sought for a first floor extension and external staircase to allow for a development of 3 large flats.

This was refused in June 2025 (but not appealed)

Planning is now being sought (S.25/1492/FUL) with a decision due on October 1st to create 2 flats within the existing footprint of the building with one allocated parking space per flat.

We understand the GDV is £185,000 and £195,000 | £380,000

Interested parties may wish to appeal the refused consent (S.25/0592/FUL) for the original larger scheme.

Alternatively the property may suit conversion into a single dwelling (subject to any consents)

PROPOSED SCHEDULE OF ACCOMODATION

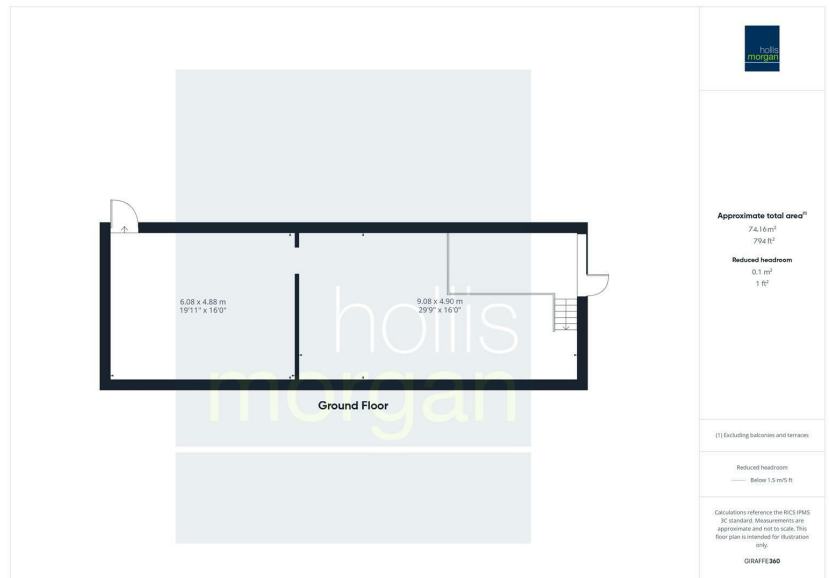
FLAT 1 - 398 Sq Ft | £185,000

Private Entrance | Open Plan Kitchen Living Space | Bedroom | Shower Room | Off Street Parking

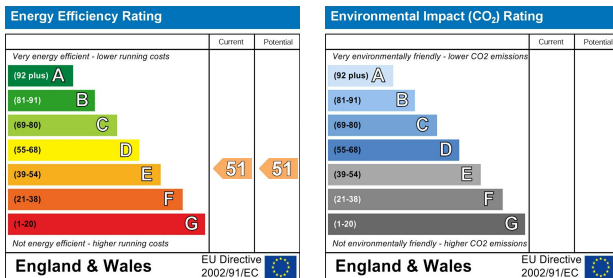
FLAT 2 - 430 Sq Ft | £195,000

Private Entrance | Open Plan Kitchen Living Space | Bathroom | Mezzanine Bedroom Space | Off Street Parking

Floor plan



EPC Chart



9 Waterloo Street

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

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Please refer to our website for further details.