



12 Dowry Square, Hotwells, Bristol

Georgian Conversion Opportunity

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1. Location

12 Dowry Square is an elegant Georgian property located within the Cliftonwood and Hotwells area of central Bristol. Designed by George Tully in the eighteenth century, all of the properties facing into Dowry Square (with the exception of the two converted coach houses) are Grade II or II* listed and comprise predominantly residential use facing into the listed communal garden area.

Positioned in Cliftonwood, at the foot of Clifton, Dowry Square benefits from easy access to the amenities of Clifton Village 0.4 miles to the north with its range of independent shops, boutiques, cafés and restaurants.

The property is a three-minute walk (0.2 miles) from the Bristol Harbourside and Cumberland Basin, providing access to a popular walking/running/cycle route on the Harbourside Loop and access to a range of leisure opportunities.

Dowry Square abuts Hotwell Road, providing easy access into the centre of Bristol (1.6 miles) and out towards J18 of the M5 motorway (5 miles). The M32 motorway starts 2.5 miles to the east connecting to the M4 within 4.5 miles.

The property also benefits from a number of bus services along Hotwell Road, including the Number 9 route connecting Brislington Park and Ride to the Portway Park and Ride via the city centre. Local bus stops also service routes to and from the city centre including services 41 to Kingswood, 505 to Southmead Hospital, U2 University route from Langford, X1 to Weston-super-Mare, X4 to Portishead, X6 and X7 to Clevedon, as well as the X8 and X9 to Nailsea.

The nearest Railway Station is Clifton Down, 1.3 miles to the north, while Bristol Temple Meads mainline station is 1.8 miles to the east and accessible by the Number 9 bus route.



2. The Property

12 Dowry Square presents an impressive Georgian former townhouse arranged over five floors including a basement, ground and three upper floors. Typical of the properties positioned within the square, the building is Grade II* listed and has a number of elegant period features internally and externally.

To the rear of the property there is a generous walled courtyard where further, more contemporary accommodation is provided in a separate, single-storey annexe, known as the 'Garden Room'.

At basement level, the property contains a series of vaults, accessible from the basement and currently used as a storage area.

Dowry Square lies within the Clifton and Hotwells Conservation Area with many other listed properties within close proximity.

The property is not in an AONB, SSSI and lies within a Flood Zone 1.

Approximate floor areas are included below:

Floor	Sq ft	Sq m
Third	798	74.2
Second	950	88.2
First	708	65.8
Ground	1,093	101.5
Basement	742	68.9
Total NIA (approx)	4,291	398.6
Annexe building	445	41.4
Total	4,736	440.0



The image displays four architectural floor plans for the Christopher Balme Conservation project, arranged in a 2x2 grid. Each plan includes a north arrow and a scale bar.

- Top Left Plan (1st Floor):** Shows rooms including T04 Bedroom 5, T02 Book Room, T05 Bedroom 6, T01 Attic Room, T02 Ensuite, T03 Landing, T04 Bedroom 4, and T06 Bathroom 2. A legend indicates materials like 'Thermal upgrade to modern floor' and 'New floor finish on stone paved substrate'.
- Top Right Plan (2nd Floor):** Shows rooms including S02 Bedroom 2, S05 Bedroom 3, S03 Ensuite, S06 Landing, S01 Bedroom 1, and S04 Bathroom 1. A legend indicates materials like 'Thermal upgrade to modern floor' and 'New floor finish on stone paved substrate'.
- Bottom Left Plan (3rd Floor):** Shows rooms including F02 Family room, F05 Study/playroom, F06 Landing, F01 Sitting Room, F08 Cloakroom/laundry, and F09 WC. A legend indicates materials like 'Thermal upgrade to modern floor' and 'New floor finish on stone paved substrate'.
- Bottom Right Plan (Garden Building):** Shows rooms including G03 Dining Room, G04 Kitchen, G02 Lobby, G05 Hall, G06 Garden store, G01 Study, G07 Cloakroom, and G08 WC. A legend indicates materials like 'Thermal upgrade to modern floor' and 'New floor finish on stone paved substrate'.

Each plan also includes a legend for materials and structural elements, such as 'Thermal upgrade to modern floor', 'New floor finish on stone paved substrate', and 'New floor finish on stone paved substrate'.

4. Information

Method of Sale

The property is for sale via informal tender seeking bids on an unconditional basis only.

Bid Requirements

Bidders must use the bid pro forma available in the data room to submit their offers.

Bids are to be submitted by email to evie.mahony@avisonyoung.com by midday on Friday 4th April 2025.

Legal and Professional Costs

Parties will be responsible for their own legal and professional costs associated with this transaction.

Utilities

We understand that the property is connected to electricity, gas, water and broadband, however prospective purchasers must satisfy themselves that sufficient capacity is available.

Tenure

The Freehold of the main building is for sale. Bidders should note that the rear garden is held on a virtual freehold basis by way of a 1,000 year leasehold from 1839 on a peppercorn rent basis.

EPC

The property currently has an EPC rating of D94.

VAT

The property is not elected for VAT.

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To find out more, please contact:

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