

estate agents **auctioneers**

hollis  
**morgan**

31, Rockliffe Avenue, Bathwick, Bath, BA2 6QP  
Postponed £295,000

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION – Freehold DETACHED HOUSE with GARDEN RIVER FRONTAGE and huge POTENTIAL | Requires MODERNISATION or NEW BUILD stp

- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH OCTOBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- OCTOBER LIVE ONLINE AUCTION
- FREEHOLD DETACHED HOUSE
- RIVER FRONTAGE IN GARDEN
- MODERNISATION | NEW BUILD stp
- EXTENDED 8 WEEK COMPLETION

**FOR SALE BY LIVE ONLINE AUCTION**  
ADDRESS | 31 Rockliffe Avenue, Bathwick, Bath BA2 6QP

Lot Number TBC

The Live Online Auction is on Wednesday 21st October 2026 @ 12:00 Noon  
Registration Deadline is on Friday 16th October 2026 @ 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”

**PRE AUCTION OFFERS**

On this occasion the vendors will NOT be considering pre auction offers.

**THE PROPERTY**

A Freehold detached house occupying a mature plot leading down directly to the River Avon.  
The accommodation ( 907 Sq Ft ) is arranged over 2 floors with 2 reception rooms and a kitchen ( on the ground floor plus 3 bedrooms and a bathroom upstairs.  
Front Garden with gated off street parking + gated side access to rear garden.  
Sold with vacant possession.

Tenure - Freehold  
Council Tax - E  
EPC - TBC

**THE OPPORTUNITY**

NEW BUILD | DEMOLISH

Interested parties will note new build developments in the local area and the potential to erect a substantial modern replacement dwelling.  
We understand no planning of this nature has been recently sought.

**DETACHED HOUSE | MODERNISATION**

The property has been vacant for a number of years and now requires complete modernisation with scope for a stunning home or investment in this most sought after of Bath enclaves.

**LAPSED PLANNING | EXTEND**

There is scope to extend the property to both the side and rear.  
Planning ( 16/02245/FUL ) was granted in 2016 and has now lapsed for a 2 storey extension to the rear of the property.  
Interested parties are to make their own investigations.

**RIVER FRONTAGE | MOORING**

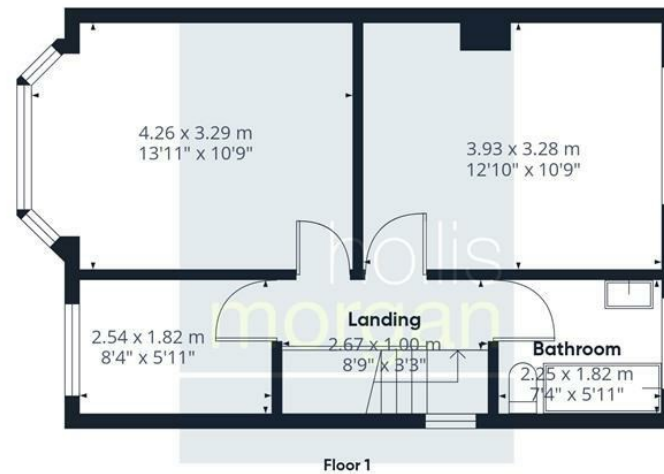
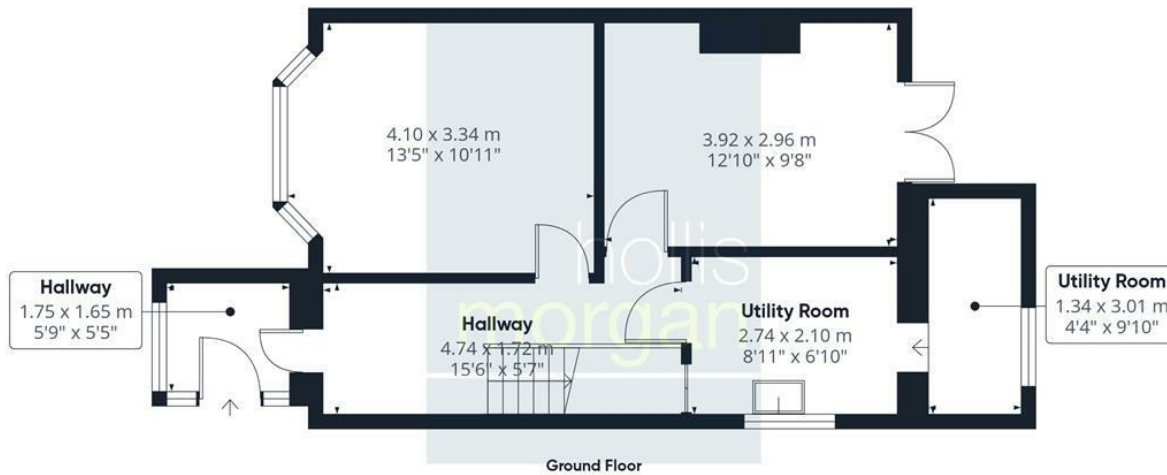
Potential to create a Jetty and Mooring on the river frontage.

\*All Subject to gaining the necessary consents

**IMPORTANT NOTE**

The new owner will be eligible to benefit from the incentives and support available under the Empty Residential Property Policy.  
Further details can be found here:  
<https://www.bathnes.gov.uk/no-use-empty>  
Interested parties to make their own investigations.



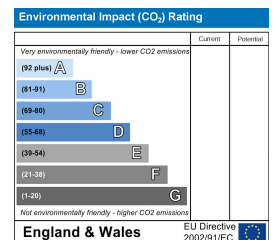
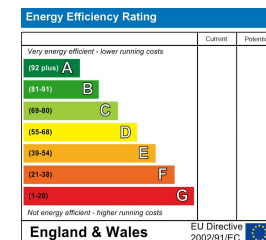


**Approximate total area<sup>m</sup>**  
84.3 m<sup>2</sup>  
907 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



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