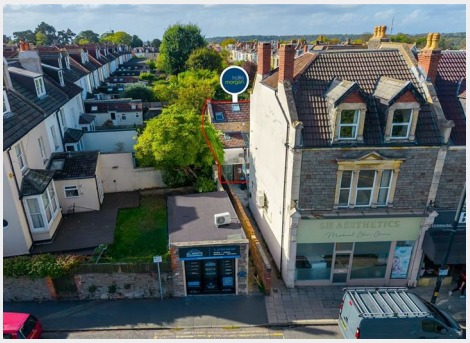
The Coach House, 41B Henleaze Road, Henleaze, Bristol, BS9

Auction Guide Price +++ £175,000

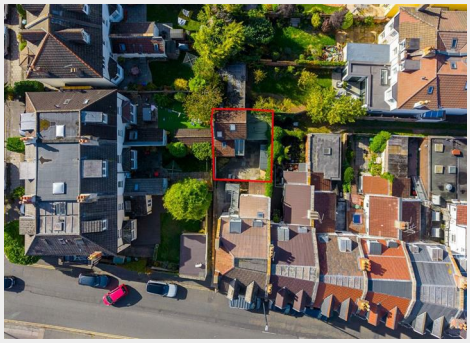












- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH NOVEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- NOVEMBER LIVE ONLINE AUCTION
- FREEHOLD SECRET COACH HOUSE
- FORMER OFFICE OFF HIGH STREET
- SCOPE FOR RESI DWELLING (stp)
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – NOVEMBER LIVE ONLINE AUCTION - A Freehold SECRET COACH HOUSE with scope for RESI CONVERSION to stylish 1 BED HOUSE | Positive Pre-App

The Coach House, 41B Henleaze Road, Henleaze, Bristol, BS9 4JU

Accommodation

FOR SALE BY LIVE ONLINE AUCTION
ADDRESS | The Coach House, 41B Henleaze Road Henleaze, Bristol BS9 4JU

Lot Number 21

The Live Online Auction is on Wednesday 18th November 2026 @ 12:00 Noon
Registration Deadline is on Friday 13th November 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"

JOINT AGENTS | BURSTON COOK
We are delighted to be acting alongside our Joint Agents Burston Cook.

THE PROPERTY
A Freehold secret Coach House hidden away just moments from Henleaze High Street and the shops, cafes and local amenities.
Accessed via a pedestrian lane off the High Street or with vehicular access from Cavendish Road.
The property has been an office for many years with a courtyard entrance and flexible accommodation (519 Sq Ft) arranged over two floors.
Sold with vacant possession.

Tenure - Freehold
EPC - D

FLOORPLANS | MEASUREMENTS

Please note that the software used to calculate the measurements of a property only capture the Net Internal Area (NIA) not the Gross Internal Area (GIA) so the room sizes may appear smaller on the floorplan.
Please refer to the EPC for the GIA.

THE OPPORTUNITY
RESIDENTIAL CONVERSION

The property has a positive response to a pre app for conversion to a residential dwelling (26/12255/PREAPP - please refer to legal pack) in this incredibly sought after and convenient location.
The application was for a 1 bedroom house (please refer to proposed scheme) but we understand there is scope for a more ambitious scheme to extend the existing property and to create a larger 2 bedroom dwelling.

OFFICE | COMMERCIAL USE

There is potential for continued commercial use.

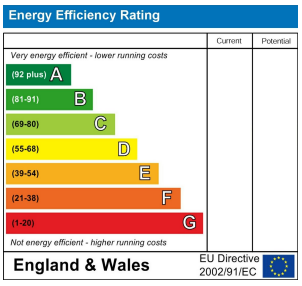
*All subject to gaining the necessary consents.

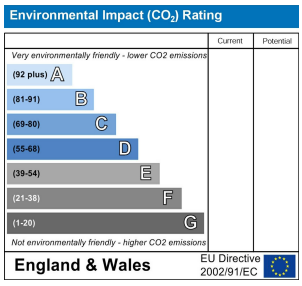
PLANNING INFORMATION
Full details of the proposed scheme and drawings can be downloaded with the online legal pack.

Floor plan



EPC Chart





hollis morgan

9 Waterloo Street
Clifton
Bristol
BS8 4BT
Tel: 0117 973 6565
Email: post@hollismorgan.co.uk
www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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