Residential Development Land Sales









Newbridge Towers, Newbridge Hill, Bath, Somerset, BA1 3PX

Auction Guide Price +++ £1,000,000

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION – A Freehold DEVELOPMENT OPPORTUNITY comprising NEWBRIDGE TOWERS (6314 Sq Ft | 0.58 Acres) with RESI PLANNING GRANTED.

Newbridge Towers, Newbridge Hill, Bath, Somerset, BA1 3PX

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Newbridge Towers, 169 Newbridge Hill, Bath, BA1 3PX

Lot Number TBC

The Live Online Auction is on Wednesday 16th December 2026 @ 12:00 Noon
Registration Deadline is on Friday 11th December 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”

THE PROPERTY

Newbridge Towers is an imposing detached Edwardian Freehold property (6314 Sq Ft) dating from approximately 1908 occupying landscaped grounds of circa 0.58 acres.
The plot has 2 sets of vehicular access with ample off street parking & the elevated position has fantastic panoramic views over the Valley.
The accommodation is arranged over four floors and retains a wealth of period features throughout with a full length balcony extending along both sides and the rear elevation and a stunning tower dominating one elevation.
We understand it was originally built as a private residence for a German lord and his English wife and has most recently operated as a care home but is now offered with vacant possession.

Tenure - Freehold
Council Tax - F
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 DEVELOPMENT | PLANNING GRANTED | GDV £4.5M +

Planning has been granted (PP-14298852) to erect 2 new build houses on the grounds and to convert the existing building into a scheme of 7 luxurious self contained flats.
Please refer to the proposed schedule and plans.

GDV - Local experts, Tynings Estate Agents, have prepared a detailed appraisal of the development - please refer to the online legal pack to download the report.

FAMILY HOME | ANNEXE | OFFICE

The large property has scope to be reinstated as a large family home with scope for an annexe or offices in both the basement and the top floor.

ALTERNATIVE DEVELOPMENT SCHEME

Interested parties may consider converting the existing building into a scheme of 4 larger apartments, as each floor has its own independent access.

HMO | INVESTMENT

The property would suit HMO or similar with scope for multiple en suite bedrooms.

COMMERCIAL

The property would suit continued commercial use as a nursing home or school etc.

*All subject to gaining the necessary consents.

PROPOSED SCHEDULE OF DEVELOPMENT

Apartment 1
2 Bed | 2 Bath - Lower Ground Floor | 883 Sq Ft
Private entrance | Kitchen Diner | Living Room | Bedroom 1 | En Suite | Bedroom 2 | Bathroom

Apartment 2
2 Bed | 1 Bath - Lower Ground Floor | 828 Sq Ft
Private entrance | Living Room | Kitchen | Bedroom 1 | Bedroom 2 | Bathroom

Apartment 3
2 Bed | 2 Bath - Ground Floor | 1035 Sq Ft
Private Entrance | Lobby | Open Plan Kitchen / Diner / Living space | Bedroom 1 | En Suite | Bedroom 2 | Bathroom

Apartment 4
2 Bed | 2 Bath - Ground Floor | 920 Sq Ft
Private Entrance | Lobby | Open Plan Kitchen / Diner / Living space | Bedroom 1 | En Suite | Bedroom 2 | Bathroom

Apartment 5
2 Bed | 2 Bath - First Floor - 808 Sq Ft
Lobby | Open Plan Kitchen / Diner / Living space | Bedroom 1 | En Suite | Bedroom 2 | Bathroom | Balcony

Apartment 6
2 Bed | 2 Bath - First Floor | 906 Sq Ft
Private Entrance | Lobby | Open Plan Kitchen / Diner / Living space | Bedroom 1 | En Suite | Bedroom 2 | Bathroom | Balcony

Apartment 7
2 Bed | 2 Bath - Top Floor | 1256 Sq Ft
Lobby | Living Room | Kitchen | Bedroom 1 | En Suite | Bedroom 2 | Bathroom | Balcony

House A
4 Bed | 3 Bath - 1694 Sq Ft
Ground Floor – Garden Entrance | Open Plan Kitchen / Diner / Living space | Study | Utility | Cloakroom
First Floor – Main entrance | Bedroom 1 | En Suite | Bedroom 2 | Bedroom 3 | Bedroom 4 | Family Bathroom

House B

Newbridge Towers, Newbridge Hill, Bath, Somerset, BA1 3PX

4 Bed | 3 Bath - 1694 Sq Ft
Ground Floor – Garden Entrance | Open Plan Kitchen / Diner / Living space | Study | Utility | Cloakroom
First Floor – Main entrance | Bedroom 1 | En Suite | Bedroom 2 | Bedroom 3 | Bedroom 4 | Family Bathroom

Outside
10 x Off Street Parking Spaces
Bike Store
Bin Store

Please refer to proposed plans.

PLANNING GRANTED

Address of Proposal - Newbridge Towers , 169 Newbridge Hill, Newbridge, Bath, Bath And North East Somerset, BA1 3PX
Proposal - Conversion of Newbridge Towers (Use Class C2 (residential institution) into 7 self-contained apartments (Use Class C3 dwellinghouses). Erection of two detached residential buildings (Use Class C3 dwellinghouses), together with associated parking provision and access improvements.
Type of Application - Full Application
Status - Application Permitted
Ward - Newbridge
Decision - PERMIT
Decision Type - Delegated
Planning Portal Reference Number - PP-14298852

PLANNING INFORMATION

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

LOCATION

Newbridge Hill is a popular location with ease of access to the local shops and amenities on Chelsea Road, which include - bakery, Spar store, delicatessen, Post Office and two cafés. Marks & Spencer's Foodhall and Lidl also are close by on Lower Bristol Road. Other local amenities include a chemist and doctors' surgery on Newbridge Hill itself. The Royal United Hospital is close by on Combe Park. Local schools include Newbridge Primary, St Mary's RC School, and Oldfield Academy. The independent schools Kingswood and Royal High are a short drive away.
Bath's city centre is within walking distance and offers a diverse range of restaurants, shopping, and cultural attractions. Royal Victoria Park with its open parkland and botanical gardens is 15 minutes' walk away. Oldfield Park station is located approx. 20 minutes' walk across Windsor Bridge. The River Avon foot/cycle path leads into both the city centre and westward towards Bristol. The Cotswold Way walking route is accessed from Penn Hill Road. Newbridge Road leads to the A4 for Bristol. This property has access to the A4 to Bristol and M4 at junction 18 via Lansdown Lane

SOLICITORS & EXTENDED COMPLETION

Please refer to online legal pack for solicitors details.

EXTENDED COMPLETION

Completion is set for 8 weeks (or earlier subject to mutual consent)

IMPORTANT AUCTION INFORMATION

VIEWINGS

Please submit a viewing request online and we will contact you to organise an appointment.
We will send you an email and text to confirm the appointment time and the full property address.
Viewings are supervised by a member of the Hollis Morgan Auction team who will meet you at the property.

MATERIAL INFORMATION

Information including utilities, Electricity supply, Water supply, Sewerage, Heating, Broadband, Mobile signal / coverage, Parking, Building safety, Restrictions and rights, Rights and easements, Flood risk, Erosion risk, Coastal erosion risk, Planning permission for proposal for development, Property accessibility / adaptations, Coalfield or mining area all of which will be supplied within the legal pack that can be accessed for free via the Hollis Morgan website or via your EIG account.

ONLINE LEGAL PACKS

Digital Copies of the Online legal pack can be downloaded Free of Charge.
Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.
Press the GREEN button to "Download Legal Packs" For the first visit you will be required to register simply with your email and a password.
Having set up your account you can download legal packs or if they are not yet available, they will automatically be sent to you when they are uploaded.
You will be automatically updated by email if any new information is added.
There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be added.
*** STAY UPDATED *** By registering for the legal pack we can ensure you are kept updated on any changes to this Lot in the build up to the sale.

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £1,500 + VAT (£1,800 inc VAT) buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the

day of the auction.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PRE AUCTION OFFERS

Some vendors are willing to consider offers prior to the auction.
Pre auction offers can ONLY be submitted by completing the online PRE AUCTION OFFER FORM
The form can be found on the Hollis Morgan website on the individual auction property listing.
Please note offers will not be considered until you have inspected the COMPLETE LEGAL PACK once it has been released.
There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when our client's solicitor informs us no further information is due to be added.
In the event of an offer being accepted the property will only be removed from the online auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium (£1,800 Inclusive of VAT) to Hollis Morgan.
Contracts can be exchanged via the solicitors or at the Hollis Morgan offices by appointment only.

REGISTRATION PROCESS

The registration process is extremely simple – visit the Hollis Morgan auction website and click on the "Register to Bid" button.
The "Register to Bid" button can be found on the auction home page or on the individual lot listings.
Please note this function is not available on Rightmove or Zoopla.

Stage 1 – Complete the Online Bidding Form
Stage 2 – Upload your certified ID
Stage 3 – Invitation to bid
Stage 4 – Pay your security deposit (£6,800)

You are now ready to bid – Good luck!

If your bid is successful, the balance of the deposit monies must be transferred to our client account within 24 hours of the auction sale.
If you are unsuccessful at the auction your holding deposit will be returned within 48 hours.

SURVEYS AND VALUATIONS

If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction, please instruct your appointed surveyor to contact Hollis Morgan and we will arrange access for them to inspect the property. Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hollis Morgan offices in Clifton.

AUCTION FINANCE & BRIDGING LOANS

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and whole of market rates from our independent brokers.

Hollis Morgan may receive introductory fees for this service from the broker.

AUCTION BUYER'S GUIDE VIDEO

We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process, please don't hesitate to contact Auction HQ.

2026 CHARITY OF THE YEAR

Hollis Morgan are proud to be supporting Bristol Schools Rugby Union as our 2026 Charity of the Year. BSRU (working in association with Bristol Bears) oversee and support rugby in all schools, State and Independent , in the Greater Bristol area. Bristol Schools provide School Rugby Development opportunities and County level fixtures for secondary boys and girls. Including playing fixtures at U18s against the leading Independent Schools in our region, schools such as Clifton College, BGS, QEH, Collegiate and Millfield. For more information and details of the fixture list please follow them on Instagram.

AUCTION PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.





Basement



Ground Floor



First Floor



Top Floor



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Approximate total area(1)

586.5 m²

6314 ft²

Reduced headroom

2 m²

22 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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