53 School Road, Frampton Cotterell, Bristol, BS36 2BU

Auction Guide Price +++ £400,000

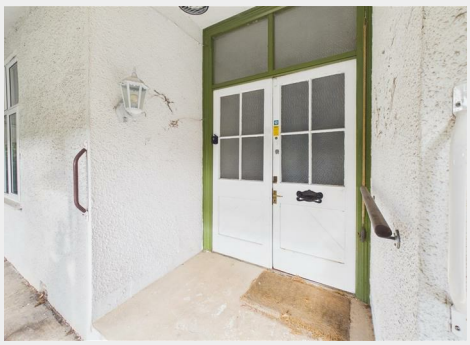












- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH DECEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- DECEMEBER LIVE ONLINE AUCTION
- FREEHOLD DETACHED PROPERTY
- REQUIRES UPDATING | SCOPE TO EXTEND
- 0.27 ACRE PLOT | HUGE POTENTIAL
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION – A Freehold DETACHED PROPERTY (1376 Sq Ft) occupying a MATURE 0.27 ACRE PLOT | Now requires UPDATING with scope to EXTEND and DEVELOP stp

53 School Road, Frampton Cotterell, Bristol, BS36 2BU

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 53 School Road, Frampton Cotterell, Bristol BS36 2BU

Lot Number 3
The Live Online Auction is on Wednesday 16th December 2026 @ 12:00 Noon
Registration Deadline is on Friday 11th December @ 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

A Freehold detached property occupying a mature 0.27 Acre Plot with off street parking and a detached garage.
The flexible accommodation (1376 Sq Ft) has a grand entrance hall which leads to all the principal rooms with reception, kitchen and 3 bedrooms plus study and single bedroom and the family bathroom.
Sold with vacant possession.

Tenure - Freehold
Council Tax - F
EPC - E

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

DETACHED WITH POTENTIAL

The property has been a much loved family home and now requires updating with scope to create a fine home or investment in this hugely popular location.
Interested parties will note the potential to convert the attic space and to extend to the rear to create a much larger property more in keeping with the size and maturity of the superb plot.

NEW BUILD | STP

Given the quality and location of the plot there is scope for demolition of the existing dwelling and erecting a larger newbuild.

We understand no planning of this nature has been previously sought.
All above subject to gaining the necessary consents.

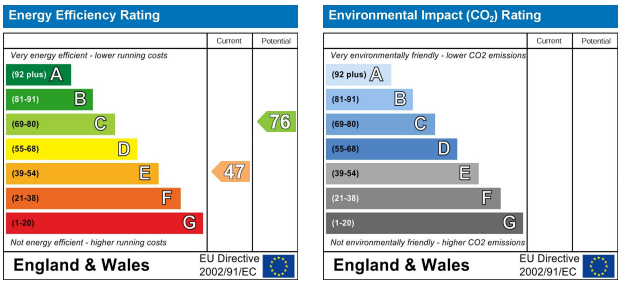
HISTORIC SUBSIDENCE

Interested parties need to be aware of historic subsidence claims from 1990, 1999 and 2014.
The most recent claim concludes that there wasn't further subsidence and only a slight settlement following the original underpinning, and that a period of monitoring showed no further movement.
Please refer to the legal pack for further information and interested parties will need to make their own investigations.

Floor plan



EPC Chart



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Auction Property Details Disclaimer

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