

## 23 Berkeley Square, Clifton, Bristol, BS8 1HP

Auction Guide Price +++ £795,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 22ND APRIL 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- APRIL LIVE ONLINE AUCTION
- FREEHOLD GRADE II LISTED GEORGIAN TOWNHOUSE
- WALLED REAR GARDEN
- RESI | COMMERCIAL POTENTIAL stp
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A Grade II Listed Freehold GEORGIAN GEM ( 4796 Sq Ft ) with WALLED GARDEN and HUGE POTENTIAL for both RESIDENTIAL and COMMERCIAL DEVELOPMENT stp

# 23 Berkeley Square, Clifton, Bristol, BS8 1HP

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 23 Berkeley Square, Clifton, Bristol BS8 1HP

Lot Number TBC

The Live Online Auction is on Wednesday 22nd April 2026 @ 12:00 Noon  
Registration Deadline is on Friday 17th April 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

A commanding mid terraced Georgian Grade II Listed property with spacious accommodation ( 4796 Sq Ft ) arranged over 5 floors retaining a vast array of period features plus a large enclosed walled garden.  
Sold with vacant possession.

Tenure - Freehold  
EPC - D

### THE OPPORTUNITY

REDUCED PRICE | AUCTION

The property was previously listed with respected commercial agents with an original asking price of £1.5m and now has a reduced guide price for sale by auction

### COMMERCIAL

The property has most recently operated as offices and whilst now requiring updating has scope for either an Headquarters style arrangement or for occupation on individual floors / suites.  
Please refer to independent rental appraisal.

### FAMILY HOME

Similar properties on the square have been converted into large family homes with further potential for a self contained flat on the lower ground floor.

Existing independent access to lower ground floor via the undercroft.

### RESIDENTIAL DEVELOPMENT

There is potential to convert the property into 5 generous flats or 10 studio apartments.

Interested parties will note the space behind the staircase for services and bathrooms etc.

### HOLLIS MORGAN NEW HOMES

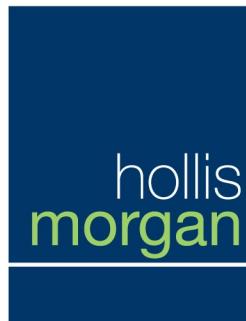
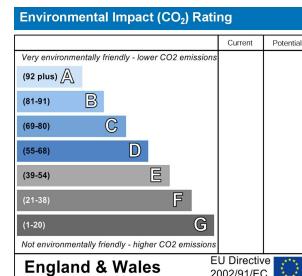
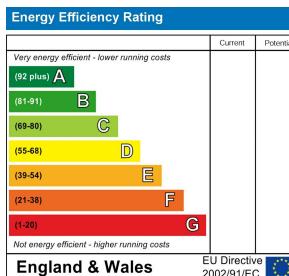
If you require any advice on potential schemes and GDV appraisal please contact Dan Harris @ Hollis Morgan New Homes.

\*All above subject to gaining the necessary consents.

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

**hollis  
morgan**

Tel: 0117 973 6565

Email: post@hollismorgan.co.uk

www.hollismorgan.co.uk

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Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Auction Property Details Disclaimer

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Please refer to our website for further details.

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