Residential Development Land Sales

hollis morgan land









Breadstone House, Breadstone, Berkeley, Gloucestershire, GL13 9HG

Auction Guide Price +++ £650,000

Hollis Morgan – NOVEMBER LIVE ONLINE AUCTION – A Freehold DETACHED COUNTRY HOUSE (10,333 Sq Ft) in need of MODERNISATION with scope for FAMILY HOME | RESIDENTIAL DEVELOPMENT (Planning Granted) | Circa 2 Acres.

Breadstone House, Breadstone, Berkeley, Gloucestershire, GL13 9HG

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Breadstone House, Breadstone, Berkeley, Gloucestershire GL13 9H

Lot Number 26

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”

THE PROPERTY

Breadstone House is a substantial Grade II listed country house of charm, character and scale in the village of Breadstone, near Berkeley, Gloucestershire. The property sits within grounds of circa 2 acres with a formal driveway leading to the house sitting towards the rear of the plot. We understand the original house is Georgian and during the 19th Century was remodelled with a picturesque Gothic Revival frontage plus various additional wings and extensions added in the 1980’s to support its most recent use as a residential care home. The vast accommodation is circa 10,000 Sq Ft and arranged primarily over 2 floors and split into 3 distinct areas with various outbuildings in the grounds.
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

GRAND FAMILY HOME

The property now requires modernisation but has potential for a landmark country residence to suit both individuals and multi generational families or those looking for adjacent annexes to provide additional income or support business use.

RESIDENTIAL DEVELOPMENT

The principle of residential development has been established with planning (S.25/0930/FUL) and listed building consent granted in 2025 for the conversion of the building into 9 apartments - 7 of which are large with independent access.
Interested parties will also consider splitting the property into 3 / 4 independant dwellings, each with their own independent outdoor space and character.

COMMERCIAL USE | HMO

The property was a successful nursing home for many years and would suit continued use or other potential occupants including HMO or commercial such as a hotel or nursery etc.

*All above subject to gaining the necessary consents

PROPOSED SCHEDULE OF DEVELOPMENT | GRANTED SCHEME

Apartment 1 - Ground & First Floor | 3 beds (2055 Sq Ft)
Entrance Hall | Open Plan Kitchen Dining Room | Reception | Conservatory | Utility | Bootroom
Bedroom 1 | En Suite | Bedroom 2 | Shower Room | Bedroom 3 | Bathroom

Apartment 2 - Ground & First Floor | 2 beds (1130 Sq Ft)
Entrance Hall | Open Plan Kitchen Dining Room | Reception | WC
Bedroom 1 | En Suite | Bedroom 2 | Shower Room

Apartment 3 - Ground & First & Second Floor | 4 beds (2152 Sq Ft)
Entrance Hall | Open Plan Kitchen Dining Room | Reception | Conservatory | Utility | Bootroom
Bedroom 1 | En Suite | Bedroom 2 | Bedroom 3 | Bathroom
Bedroom 4 | Study

Apartment 4 - Ground & First Floor | 4 beds (1603 Sq Ft)
Entrance Hall | Open Plan Kitchen Dining Room & Reception | Utility | Bedroom 4 / Study
Bedroom 1 | En Suite | Bedroom 2 | Bedroom 3 | En Suite | Bathroom

Apartment 5 - Ground & First Floor | 4 beds (1227 Sq Ft)
Entrance Hall | Open Plan Kitchen Dining Room & Reception | Bedroom 4 / Reception | Bathroom
Bedroom 1 | En Suite | Bedroom 2 | Bedroom 3 | En Suite | Bathroom

Apartment 6 - Ground & First Floor | 4 beds (1108 Sq Ft)
Entrance Hall | Open Plan Kitchen Dining Room & Reception | Bedroom 4 / Reception | WC
Bedroom 1 | En Suite | Dressing Room | Bedroom 2 | Bedroom 3 | Bathroom

Apartment 7 - Ground Floor | 3 beds (1323 Sq Ft)
Entrance Hall | Open Plan Kitchen Dining Room | Reception | Bedroom 1 | En Suite | Bedroom 2 | En Suite | Bedroom 3 | En Suite

Apartment 8 - First Floor | Studio (409 Sq Ft)
Open Plan Kitchen / Living / Dining Space | Bedroom | Bathroom

Apartment 9 - First Floor | Studio (441 Sq Ft)
Open Plan Kitchen / Living / Dining Space | Bedroom | Bathroom

PLANNING GRANTED

Reference S.25/0930/FUL
Application Received Thu 15 May 2025
Application Validated Wed 28 May 2025
Address Breadstone House Nursing Home Breadstone Berkeley Gloucestershire GL13 9HG
Proposal Change of use from care home (Use Class C2) to 9no. apartments (Use Class C3) including internal and external

alterations.
Status Permitted
Decision Permission
Decision Issued Date Thu 19 Mar 2026
Appeal Status
Appeal Decision

PLANNING INFORMATION

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

LOCATION

Breadstone House is situated in an accessible location within the Severn Vale hamlet of Breadstone, below the edge of the Cotswold Escarpment, with an attractive open countryside vista. Although a rural location, the property benefits from excellent links to the A38 which provides convenient access to the historic town of Berkeley (2 miles) hosting all the essential everyday facilities and schooling. To the east is the market town of Dursley which also has a range of independent and regional shops along with good schooling and entertainment. Rose Cottage is set equidistant between the M5 junction 13 & 14 and offers commutability to the cities of Bristol, Bath, Gloucester and Cheltenham. Cam Rail station is just 5 miles away and gives links to Bristol Parkway and London Paddington. The area is popular for a range of country pursuits and sporting activities with excellent riding out and walking as well as a number of golf courses, rugby at Gloucester and Bath and Cheltenham racecourse.

SOLICITORS & COMPLETION

Solicitor Contact - TBC

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.

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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.





Approximate total area(1)

959.7 m²

10333 ft²

Reduced headroom

14.4 m²

155 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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e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: **0117 973 65 65**

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