

estate agents **auctioneers**

**hollis
morgan**

31, Rockliffe Avenue, Bathwick, Bath, BA2 6QP
Auction Guide Price +++ £295,000

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – Freehold DETACHED HOUSE with GARDEN RIVER FRONTAGE and huge POTENTIAL | Requires MODERNISATION or NEW BUILD stp

- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH SEPTEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- SEPTEMBER LIVE ONLINE AUCTION
- FREEHOLD DETACHED HOUSE
- RIVER FRONTAGE IN GARDEN
- MODERNISATION | NEW BUILD stp
- EXTENDED 8 WEEK COMPLETION

FOR SALE BY LIVE ONLINE AUCTION
ADDRESS | 31 Rockliffe Avenue, Bathwick, Bath BA2 6QP

Lot Number 57

The Live Online Auction is on Wednesday 16th September 2026 @ 12:00 Noon
Registration Deadline is on Friday 11th September 12026 @ 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”

PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

THE PROPERTY

A Freehold detached house occupying a mature plot leading down directly to the River Avon.
The accommodation (907 Sq Ft) is arranged over 2 floors with 2 reception rooms and a kitchen on the ground floor plus 3 bedrooms and a bathroom upstairs.
Front Garden with gated off street parking + gated side access to rear garden.
Sold with vacant possession.

Tenure - Freehold
Council Tax - E
EPC - TBC

THE OPPORTUNITY
NEW BUILD | DEMOLISH

Interested parties will note new build developments in the local area and the potential to erect a substantial modern replacement dwelling.
We understand no planning of this nature has been recently sought.

DETACHED HOUSE | MODERNISATION

The property has been vacant for a number of years and now requires complete modernisation with scope for a stunning home or investment in this most sought after of Bath enclaves.

LAPSED PLANNING | EXTEND

There is scope to extend the property to both the side and rear.
Planning (16/02245/FUL) was granted in 2016 and has now lapsed for a 2 storey extension to the rear of the property.
Interested parties are to make their own investigations.

RIVER FRONTAGE | MOORING

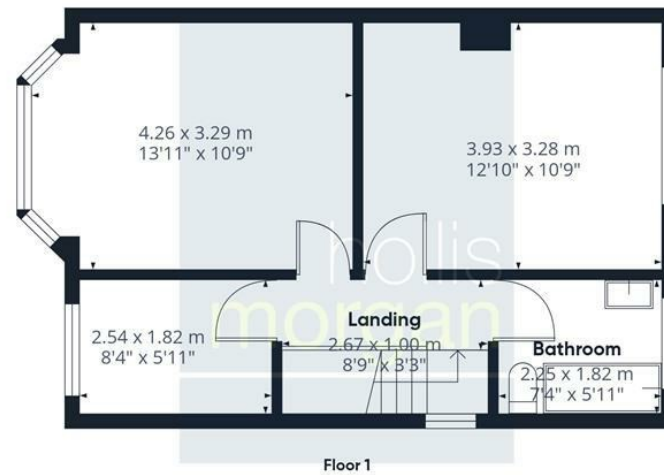
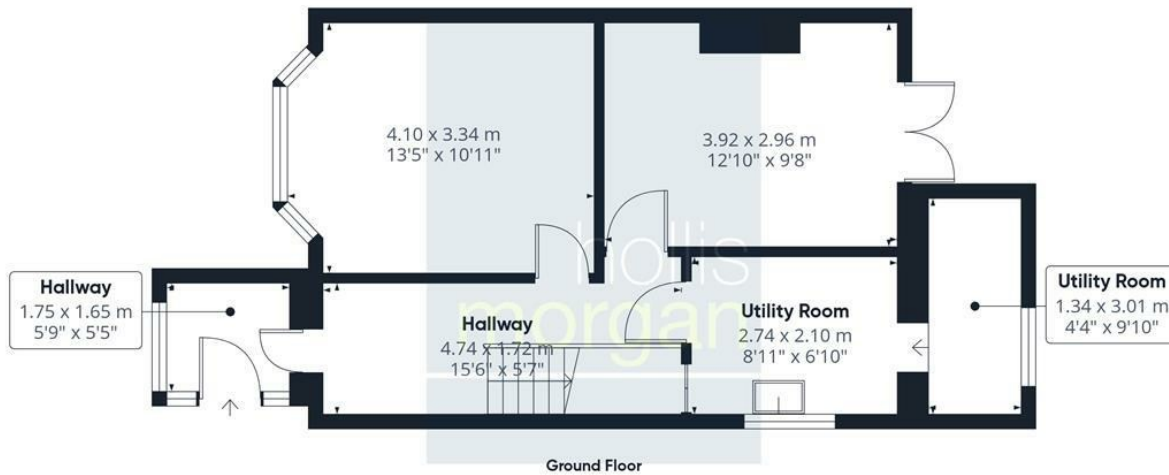
Potential to create a Jetty and Mooring on the river frontage.

*All Subject to gaining the necessary consents

IMPORTANT NOTE

The new owner will be eligible to benefit from the incentives and support available under the Empty Residential Property Policy.
Further details can be found here:
<https://www.bathnes.gov.uk/no-use-empty>
Interested parties to make their own investigations.





Approximate total area^m
 84.3 m²
 907 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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