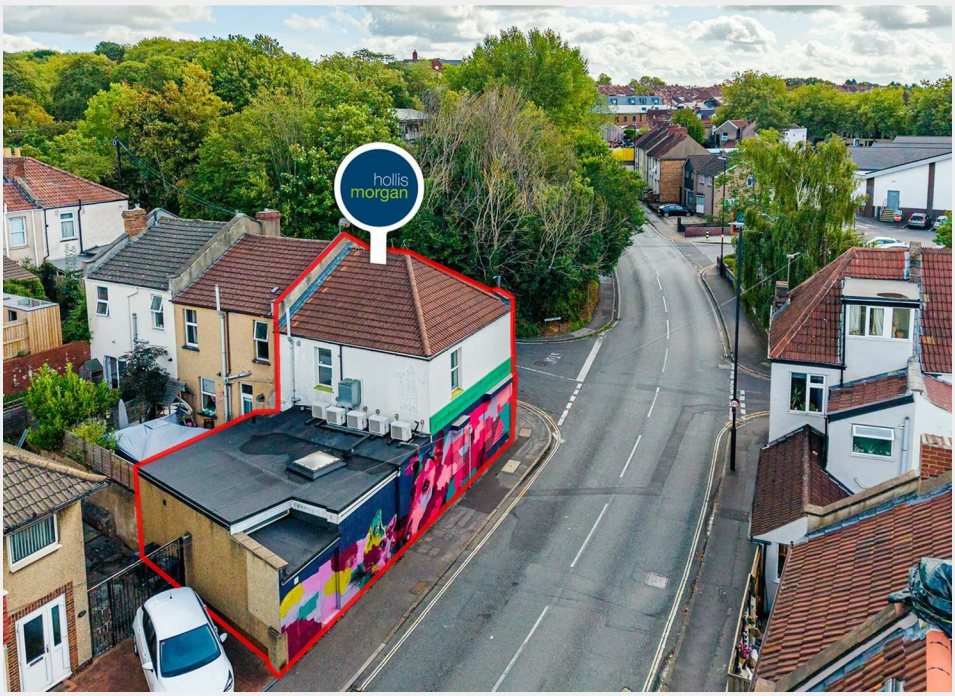
31 Lyndale Road, St George, Bristol, BS5 7AA

Auction Guide Price +++ £250,000

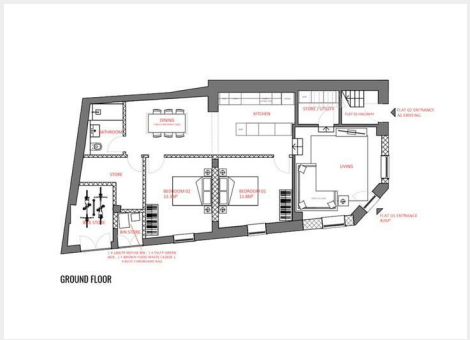












- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18th NOVEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- NOVEMBER LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT OPPORTUNITY
- PLANNING GRANTED | GROUND FLOOR 2 BED
- FIRST FLOOR FLAT | MODERNISATION
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – NOVEMBER LIVE ONLINE AUCTION – A Freehold DEVELOPMENT OPPORTUNITY (1448 Sq Ft) with PLANNING for 2 BED GROUND FLOOR FLAT plus FIRST FLOOR FLAT for MODERNISATION.

31 Lyndale Road, St George, Bristol, BS5 7AA

Accommodation

***** UPDATE 05/11/26 - PLANNING GRANTED *****
Planning (26/13656/F) has now been GRANTED for Change of use of ground floor from veterinary practice (Use Class E) to self-contained flat (Use Class C3)

FOR SALE BY LIVE ONLINE AUCTION
ADDRESS | 31 Lyndale Road, St George, Bristol BS5 7AA

Lot Number 15

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
A Freehold corner mixed use property (1448 Sq Ft) with the ground floor most recently used as a veterinary practice (Use Class E) and self contained flat on the first floor.
Sold with vacant possession.

Tenure - Freehold.
Council Tax - A
EPC - E | 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
DEVELOPMENT | INVESTMENT

GROUND FLOOR

The ground floor commercial unit has planning (26/13656/F - Decision GRANTED on 05.11.26) to convert into a large 2 bedroom flat
Interested parties will note scope for 2 smaller 1 bedroom flats.
Also potential for continued commercial use both for investment or owner occupier.

FIRST FLOOR

The existing first floor flat now requires modernisation.
There is scope to rearrange the layout to create a self contained 2 bedroom flat.

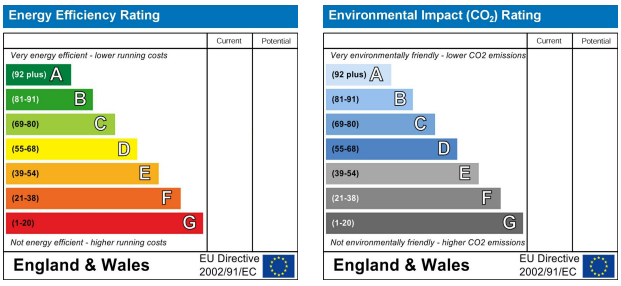
Please refer to the independent rental appraisal.

*All above subject to gaining the necessary consents.

Floor plan



EPC Chart



hollis morgan

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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. Please refer to our website for further details.