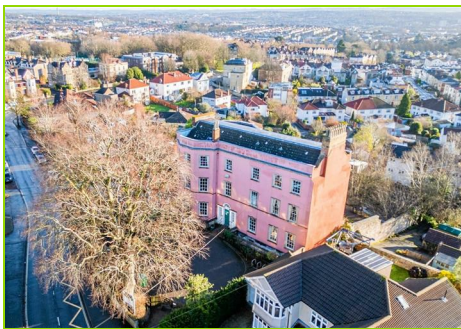


Residential Development Land Sales



Redland Hill House, Redland Hill, Redland, Bristol, BS6 6UX

Guide Price £1,500,000

Hollis Morgan – A Freehold **ICONIC MANSION HOUSE** (10,946 Sq Ft) occupying an **ELEVATED 0.6 ACRE PLOT** with huge potential for range of uses stc

Redland Hill House, Redland Hill, Redland, Bristol, BS6 6UX

THE PROPERTY

Redland Hill House is a Grade II Listed Mansion House built in circa 1761 in a Georgian architectural style occupying an elevated position on the Clifton and Redland borders with exceptional urban views over the City and excellent access to both Whiteladies Road, and Durdham Downs. The property has gated vehicular access from Redland Hill with a large car parking area and grand accommodation (10,946 Sq Ft) arranged primarily over 4 floors with a large side extension plus basements and various outbuildings. Many of the original period features have been retained and there is also a raised patio area and enclosed gardens to the rear.

Historical photographs show that the south-west wing of the house was destroyed during the Second World War (1939–1945).

Sold with vacant possession.

Tenure - Freehold

EPC - C

THE OPPORTUNITY

PRIME BRISTOL DEVELOPMENT OPPORTUNITY

The property has operated as a school for many years but is now offered with vacant possession and scope for a wide range of possible uses.

GRAND FAMILY HOME

The property has potential to create one of the largest private family homes in the City with gardens and parking in this most sought after of locations.

RESIDENTIAL DEVELOPMENT

Redland Hill House would suit being split into multiple residential dwellings with options for luxurious lateral apartments, individual townhouses or similar schemes.

Interested parties will note the air space and associated development potential on the East wing.

There may be scope for additional development in the gardens.

RETIREMENT COMPLEX

Interested parties will note the success of the nearby retirement village development at The Vincent.

COMMERCIAL

There is potential for a wide range of continued commercial uses.

*All above subject to gaining the necessary consents.

LOCATION

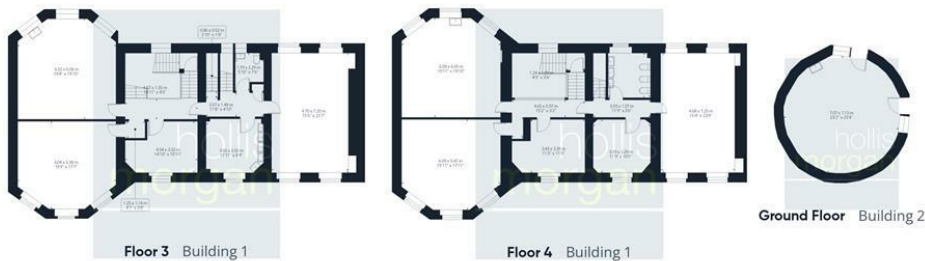
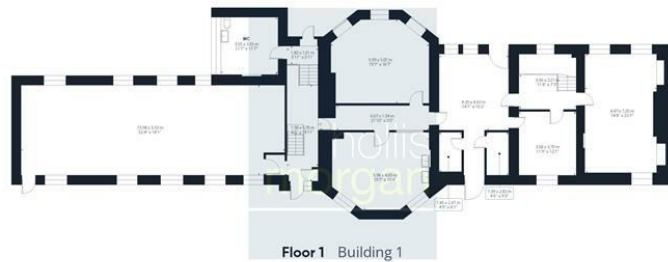
Redland is a highly sought after residential area located in North West Bristol, known for its excellent schools, green spaces, and proximity to both Whiteladies Road & Gloucester Road it's a popular location for families and professionals. One of the key advantages of living in Redland is its proximity to the beautiful Clifton Downs, which provides plenty of space for outdoor recreation, the area is also home to several excellent schools, including Redland Green School and Colston's Girls' School. Whiteladies Road, offers a fantastic range of

independent shops, cafes, and restaurants, as well as several supermarkets and a cinema. The area also has excellent transport links, with regular bus services to the city centre and is just a short distance from the Bristol Museum and Art Gallery, as well as the world famous Clifton Suspension Bridge.

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⁾

1017.3 m²
10946 ft²

Reduced headroom

10.8 m²
116 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.

GIRAFFE360

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