

31 Rockliffe Avenue, Bathwick, Bath, BA2 6QP

Auction Guide Price +++ £295,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 22ND JULY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JULY LIVE ONLINE AUCTION
- FREEHOLD DETACHED HOUSE
- RIVER FRONTAGE IN GARDEN
- MODERNISATION | NEW BUILD stp
- EXTENDED 8 WEEK COMPLETION

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

31 Rockliffe Avenue, Bathwick, Bath, BA2 6QP

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 31 Rockliffe Avenue, Bathwick, Bath BA2 6QP

Lot Number TBC

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

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

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.

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.

RIVER FRONTAGE | MOORING

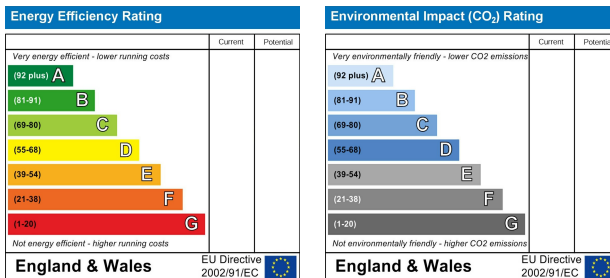
Potential to create a Jetty and Mooring on the river frontage.

*All Subject to gaining the necessary consents

Floor plan



EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: post@hollismorgan.co.uk

www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.

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

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.