

estate agents **auctioneers**

**hollis  
morgan**



**31, Rockliffe Avenue, Bathwick, Bath, BA2 6QP**

**Auction Guide Price +++ £295,000**

Hollis Morgan – JULY 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 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

**FOR SALE BY LIVE ONLINE AUCTION**

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

Lot Number 3

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**

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**

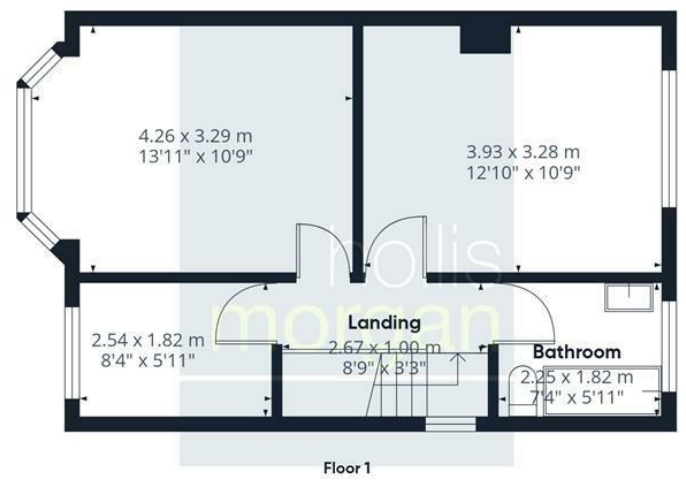
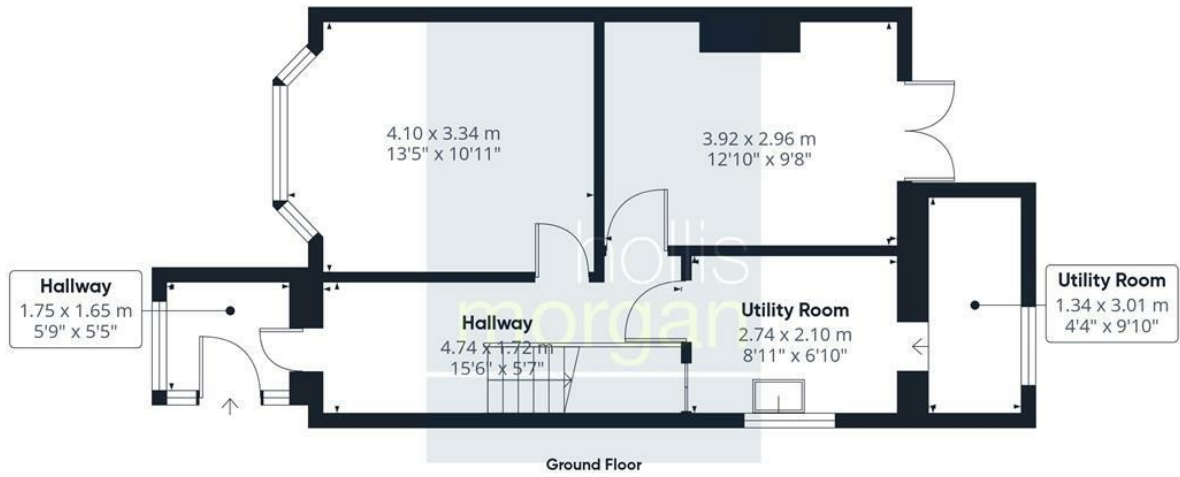
Potential to create a Jetty and Mooring on the river frontage.

\*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<sup>m</sup>**  
 84.3 m<sup>2</sup>  
 907 ft<sup>2</sup>

(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**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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