estate agents auctioneers

hollis morgan

The Coach House, 41b Henleaze Road, Henleaze, Bristol, BS9 4JU

Auction Guide Price +++ £185,000

Hollis Morgan – NOVEMBER LIVE ONLINE AUCTION - A Freehold SECRET COACH HOUSE with scope for RESI CONVERSION to stylish 1 BED HOUSE | Positive Pre-App

- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH NOVEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- NOVEMBER LIVE ONLINE AUCTION
- FREEHOLD SECRET COACH HOUSE
- FORMER OFFICE OFF HIGH STREET
- SCOPE FOR RESI DWELLING (stp)
- EXTENDED 8 WEEK COMPLETION

FOR SALE BY LIVE ONLINE AUCTION
ADDRESS | The Coach House, 41B Henleaze Road Henleaze, Bristol BS9 4JU

Lot Number 21

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”

JOINT AGENTS | BURSTON COOK
We are delighted to be acting alongside our Joint Agents Burston Cook.

THE PROPERTY
A Freehold secret Coach House hidden away just moments from Henleaze High Street and the shops, cafes and local amenities.
Accessed via a pedestrian lane off the High Street or with vehicular access from Cavendish Road.
The property has been an office for many years with a courtyard entrance and flexible accommodation (519 Sq Ft) arranged over two floors.
Sold with vacant possession.

Tenure - Freehold
EPC - On Order

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
RESIDENTIAL CONVERSION

The property has a positive response to a pre app for conversion to a residential dwelling (26/12255/PREAPP - please refer to legal pack) in this incredibly sought after and convenient location.
The application was for a 1 bedroom house (please refer to proposed scheme) but we understand there is scope for a more ambitious scheme to extend the existing property and to create a larger 2 bedroom dwelling.

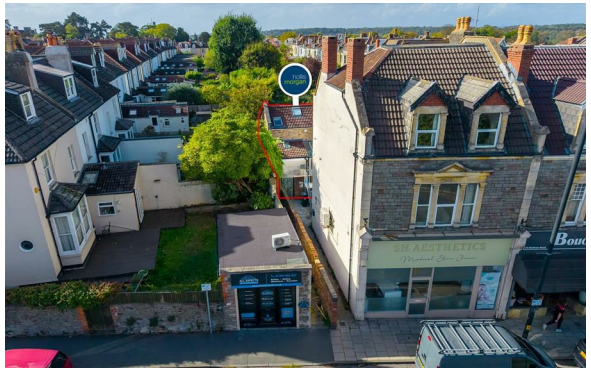
OFFICE | COMMERCIAL USE

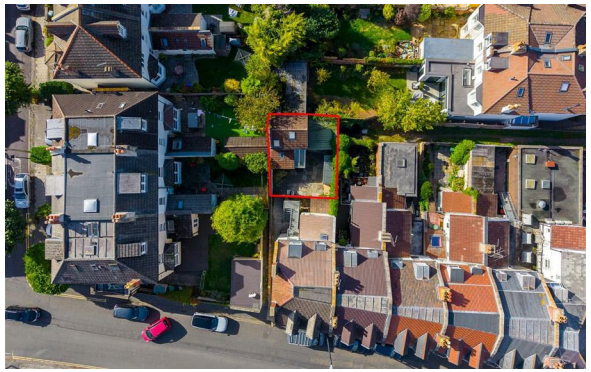
There is potential for continued commercial use.

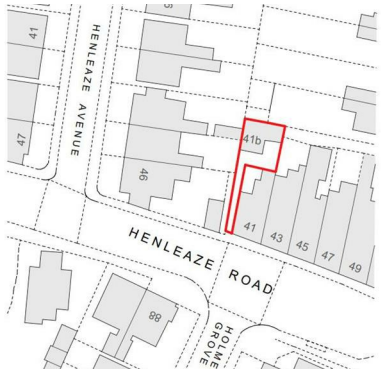
*All subject to gaining the necessary consents.

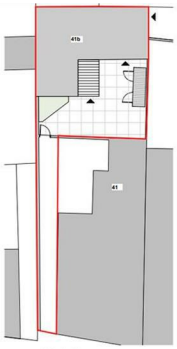
PLANNING INFORMATION
Full details of the proposed scheme and drawings can be downloaded with the online legal pack.

LOCATION
Henleaze is amongst the most sought after and coveted locations in the city. Offering a mix of suburban convenience with open green spaces such as Durdham Downs and Henleaze Lake, excellent amenities on Henleaze High Street, Westbury Village, Stoke Lane, Whiteladies Road provide a wide range of supermarkets, shops, restaurants and pubs. With a wide range of schools including Henleaze Infant and Juniors, Stoke Bishop C of E primary, Badminton, Redmaids, St Ursula’s Academy and excellent access to the City, Sea Mills Train Stations and the regions motorway network, Henleaze remains an incredibly popular family suburb.

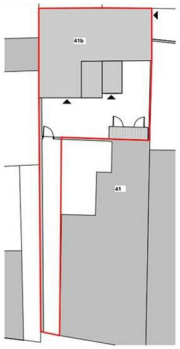




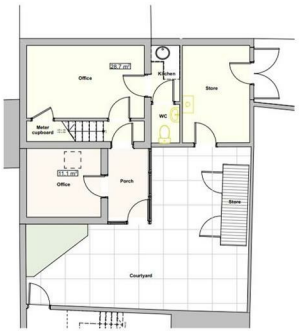




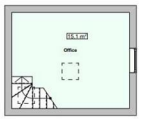
Existing Block Plan



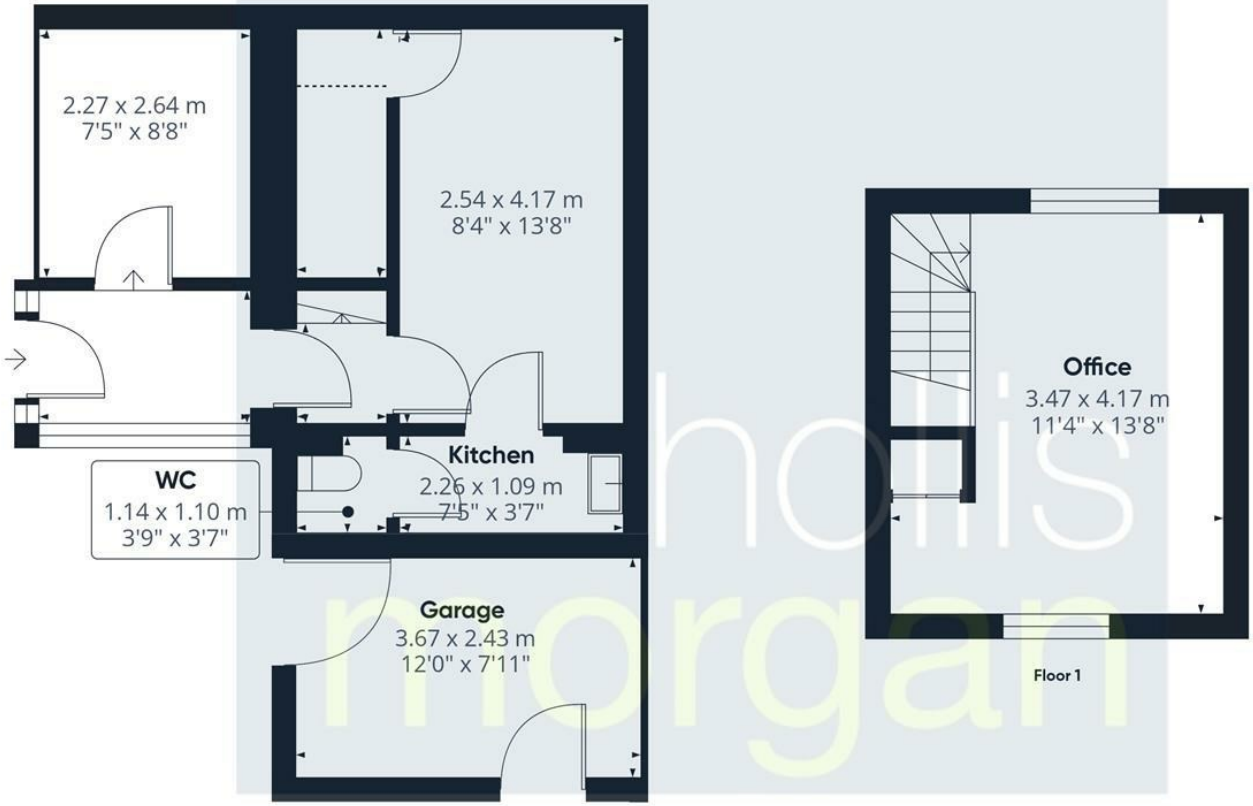
Proposed Block Plan



Existing Ground Floor Plan



Existing First Floor Plan



Approximate total area(1)

48.2 m²

519 ft²

Reduced headroom

1.7 m²

18 ft²

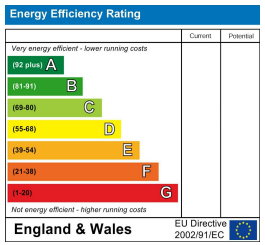
(1) Excluding balconies and terraces

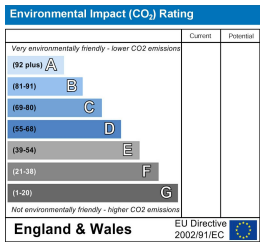
Reduced headroom

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





hollis
morgan