

# DEVELOPMENT OPPORTUNITY COMING TO MARKET SOON

## DORSET HOUSE

Rare opportunity to acquire and repurpose a  
landmark Grade II\* Listed Clifton villa

Litfield Place, Clifton Down, Bristol, BS8 3NA

**26,619 SQ FT GIA ON 0.83 ACRES**



# OPPORTUNITY SUMMARY

- Freehold site extending to circa 0.83 acres (0.34 ha).
- Main building comprises a total GIA of 23,788 sq. ft. (2,210 sq. m.) with an ancillary gym building extending to 2,831 sq. ft. (263 sq. m.).
- Grade II\* Listed building within the Clifton & Hotwells Conservation Area.
- Former Royal Marines Reserve Centre offered with vacant possession
- Located on Clifton Down, with both vehicular and pedestrian access from Clifton Down and Camp Road.
- Situated in the highly sought-after Clifton district of Bristol, in close proximity to the various amenities of Clifton Village.
- Located directly opposite Clifton Down, a 450 acre green space.
- Capacity study prepared by HLM Architects demonstrating potential for residential conversion with scope for redevelopment of the ancillary gym site.
- Coming to market soon via informal tender, with a preference for unconditional offers.

