

DEVELOPMENT OPPORTUNITY FOR SALE

DORSET HOUSE

Prime Clifton development
opportunity overlooking Clifton Downs

Litfield Place, Clifton Down, Bristol, BS8 3NA

26,619 SQ. FT. GIA ON A 0.83 ACRE SITE



OPPORTUNITY SUMMARY

RARE OPPORTUNITY TO ACQUIRE A VACANT GRADE II* LISTED BUILDING IN A PRIME CLIFTON LOCATION

- 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.
- For sale via informal tender, with a preference for unconditional offers.



INVESTMENT FUNDAMENTALS

Dorset House represents a rare opportunity to acquire and repurpose a landmark Grade II* Listed building occupying a prime position opposite Clifton Downs. Offered with vacant possession and supported by a capacity study demonstrating residential conversion and redevelopment potential, the property presents a compelling value-add opportunity within one of Bristol's most affluent and sought-after residential locations.



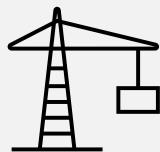
PRIME CLIFTON LOCATION

- Directly opposite Clifton Downs
- Walking distance to Clifton Village
- Views over Bristol and the Avon Gorge



RARE HERITAGE ASSET

- Grade II* Listed building
- Landmark Georgian villas dating from 1833-1834
- Significant architectural character



DEVELOPMENT POTENTIAL

- Capacity study prepared by HLM architects.
- Residential conversion and new build opportunities identified.
- Pre-application submitted.





CLIFTON DOWN STATION & WHITELADIES ROAD
1.25 KM



BRISTOL CITY CENTRE
2.4 KM

DORSET HOUSE

THE PROPERTY BENEFITS FROM VIEWS OVERLOOKING THE
CITY CENTRE, CLIFTON AND CLIFTON DOWNS



CLIFTON VILLAGE
400 METRES



CLIFTON DOWNS
DIRECTLY OPPOSITE

CLIFTON OBSERVATORY
150 METRES



CLIFTON SUSPENSION BRIDGE
300 METRES



CLIFTON SUSPENSION BRIDGE
300 METRES

CLIFTON VILLAGE
400 METRES

CLIFTON DOWN
DIRECTLY OPPOSITE

BRISTOL CITY CENTRE
2.4 KM

AVON GORGE

DORSET HOUSE

THE PROPERTY BENEFITS FROM VIEWS OVERLOOKING THE
CITY CENTRE, CLIFTON AND CLIFTON DOWNS

CLIFTON DOWN STATION
1.25KM



LOCATION

BRISTOL

Bristol is widely recognised as one of the UK's most attractive regional cities and continues to benefit from strong population growth, a highly skilled workforce and a diverse economy centred around professional services, technology, advanced engineering and higher education. The city is home to two universities, attracts significant inward investment and consistently demonstrates strong demand for high-quality residential accommodation. Bristol's established reputation as a place to live, work and study continues to support one of the strongest residential markets outside London.

CLIFTON

Situated within the Clifton & Hotwells Conservation Area, Clifton is widely regarded as Bristol's premier residential address. Characterised by its distinguished Georgian and Victorian architecture, open green spaces and vibrant village atmosphere, the area combines heritage, lifestyle and connectivity in a way that is rarely replicated elsewhere in the city. Clifton Village, Whiteladies Road and the Clifton Suspension Bridge are all within walking distance, whilst Clifton Downs provides over 400 acres of protected green space immediately opposite the Property.

DORSET HOUSE

Occupying a prominent position directly overlooking Clifton Downs, Dorset House represents a rare opportunity to deliver new homes within one of Bristol's most sought-after residential locations. The combination of a landmark Grade II* Listed building, vacant possession, substantial floorspace and demonstrated residential conversion potential creates an opportunity that is exceptionally scarce in the Bristol market. The Property benefits from immediate access to Clifton Village whilst enjoying extensive views across the Downs, Avon Gorge and wider city.



DESCRIPTION



26,619 SQ FT
TOTAL GIA (2,473 SQ M)



23,788 SQ FT
DORSET HOUSE, MAIN BUILDING



2,831 SQ FT
ANCILLARY GYM BUILDING

THE SITE

The Site comprises a former Royal Marines Reserve Centre occupying 0.83 acres (0.34 ha) within Clifton, Bristol. The main building is Grade II* Listed and situated within the Clifton & Hotwells Conservation Area. A separate single-storey ancillary gym building lies to the north-west of the main house.

THE BUILDINGS

Dorset House comprises a pair of interconnected Georgian Villas dating from 1833-34 and was originally constructed as Dorset House and Alva House. The building is of significant architectural and historic importance and is designated Grade II*. The ancillary gym is single-storey with partial mezzanine areas and is understood to date from the 1960s.

SITUATION & ACCESS

The Site occupies a prominent position fronting the Clifton Down and benefits from vehicular and pedestrian access from both Clifton Down and Camp Road. The site is enclosed and secure, with parking to the rear and front of the building.



PLANNING & DEVELOPMENT

A planning appraisal has been prepared by the Montagu Evans planning team and a copy is available on the marketing data room.

PLANNING POLICY

The Site falls within the administrative jurisdiction of Bristol City Council and is subject to the Bristol Core Strategy (2011) and Site Allocations & Development Management Policies Local Plan (2014).

USE

The Site was previously in use as the headquarters for the Royal Marines Reserves (Sui Generis Use). Subject to planning permission and listed building consent, the Site offers opportunities for a range of potential uses, including residential.

HERITAGE

The Site comprises Dorset House, a Grade II* Listed building, and is located within the Clifton & Hotwells Conservation Area. Further information on heritage considerations is provided on the following page.

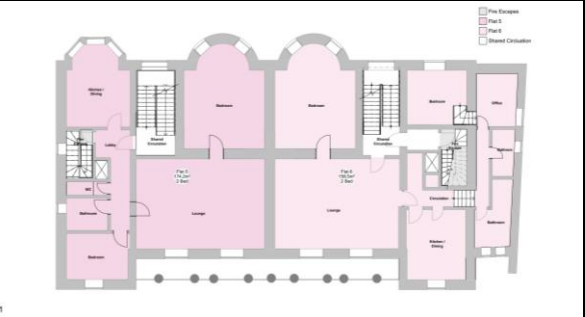
CAPACITY STUDY

A capacity study has been prepared by HLM Architects to consider residential redevelopment options for the Site. The study demonstrated the potential conversion of Dorset House into 11 apartments, together with redevelopment options for the ancillary gymnasium building comprising either 12 apartments or 2 houses. The capacity study is available within the data room.

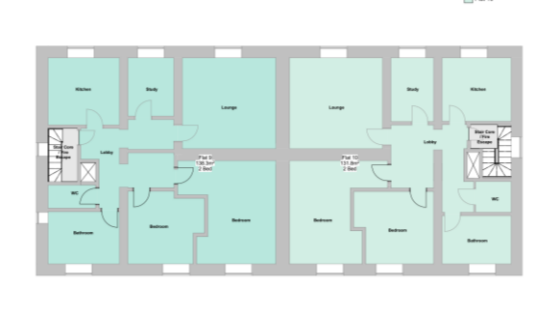
PRE-APPLICATION

A pre-application submission has been made for the proposed scheme, and a copy of the pre-application pack is available in the data room.

HLM CAPACITY STUDY - CONVERSION LAYOUT

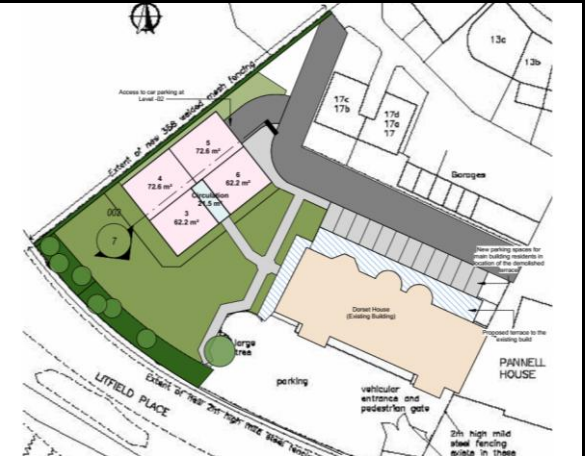


PROPOSED FIRST FLOOR



PROPOSED THIRD FLOOR

HLM CAPACITY STUDY - NEW BUILD LAYOUTS



OPTION 1 - 12 NEW BUILD APARTMENTS



OPTION 2 - 2 DETACHED HOUSES

CONFIGURATION

SCHEDULE OF AREAS

FLOOR	DORSET HOUSE	GYM BUILDING	TOTAL
Lower Basement	2,906	-	2,906
Basement	4,962	-	4,962
Ground Floor	4,628	2,831	7,459
Mid Floor	291	-	291
First Floor	3,918	-	3,918
Second Floor	3,843	-	3,843
Third Floor	3,240	-	3,240
Total GIA	23,788	2,831	26,619

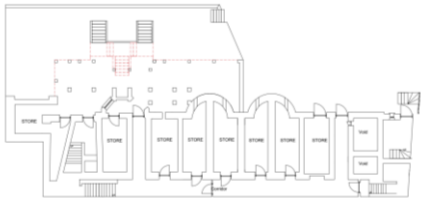
ALL AREAS GIA, SQ FT

26,619 SQ FT

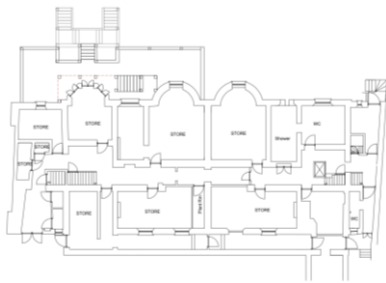
TOTAL GIA ACROSS BOTH BUILDINGS (2,473 SQ M)

EXISTING FLOORPLANS

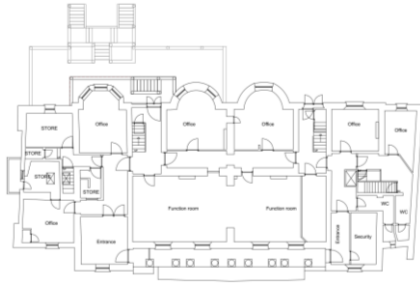
DORSET HOUSE



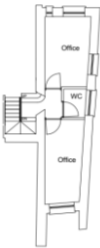
EXISTING LOWER BASEMENT



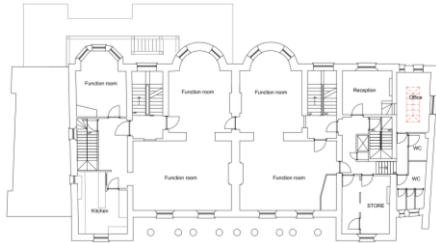
EXISTING BASEMENT



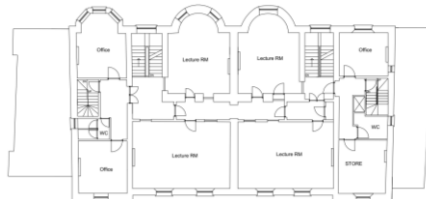
EXISTING GROUND FLOOR



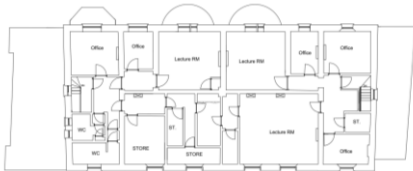
EXISTING MID FLOOR



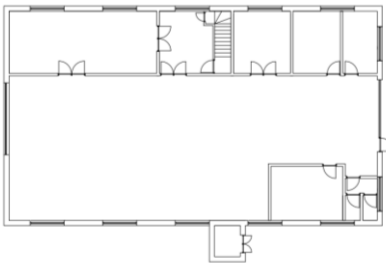
EXISTING FIRST FLOOR



EXISTING SECOND FLOOR



EXISTING THIRD FLOOR



ANCILLARY GYM BUILDING

EXISTING FLOOR PLANS. INDICATIVE ONLY - NOT TO SCALE.

OPPORTUNITY
SUMMARY

LOCAL
AREA

DESCRIPTION

PLANNING

CONFIGURATION

EXISTING SITE
PHOTOGRAPHY

HERITAGE

TITLE PLAN

FURTHER
INFORMATION



EXISTING SITE PHOTOGRAPHY

INSIDE DORSET HOUSE



HERITAGE

A heritage appraisal has been prepared by the Montagu Evans heritage team and is available on the marketing data room. A summary is provided below:

The Site comprises Dorset House, a Grade II* Listed building. The Site is also located within Clifton & Hotwells Conservation Area and is situated within the setting of several heritage assets.

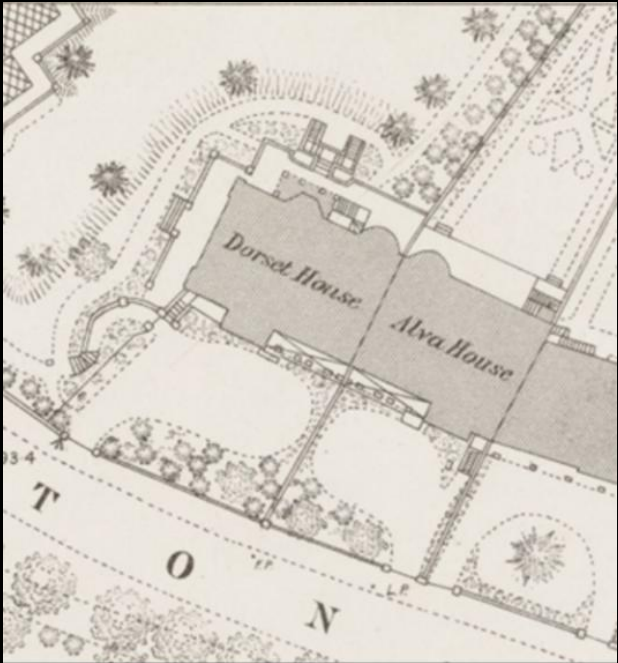
The building was developed over a number of years, originating as a pair of Georgian villas constructed between 1833 and 1834 and later adapted and extended throughout the nineteenth and twentieth centuries. Dorset House and Alva House now form a single building of considerable architectural and historic significance.

The principal elevations, entrance halls, staircases, historic plan form and principal reception rooms are considered to be of highest significance and make a substantial contribution to the special architectural and historic interest of the listed building.

The twentieth-century additions and the ancillary gymnasium building are considered to make a more limited contribution to the significance of the listed building and wider conservation area.

The heritage appraisal concluded that the conversion of Dorset House to residential use is likely to be acceptable in heritage terms, subject to detailed design. The conversion would secure the long term future of the building through a sustainable and viable use while providing opportunities to restore and enhance significant historic features.

Further information can be found in the Heritage Report in the Data room.



1884 OS Map. Source: National Library of Scotland.



KEY HERITAGE TAKEAWAYS

MOST SENSITIVE AREAS

Grade II* listed Dorset House and its key architectural features.

LEAST SENSITIVE AREAS

Existing gymnasium building and areas of modern alteration.

OPPORTUNITY

Scope to enhance the setting of Dorset House through sensitive redevelopment, subject to planning and heritage considerations.



LEGAL

TENURE & TITLE

REGISTERED TITLE

The Site is held Freehold and registered at HM Land Registry under title reference BL124537. The registered title extends to circa 0.83 acres (0.34 ha) and comprises Dorset House together with the ancillary gymnasium building, associated grounds, access road and parking.

BOUNDARIES & ACCESS

The Site is enclosed to its boundaries, with vehicular and pedestrian access from both Clifton Down and Camp Road. Rights of access have been reserved over the access road from Camp Road to serve the neighbouring residential properties to the north-east of the boundary. The title plan and registered title are available within the marketing data room.

BL124537

HM LAND REGISTRY TITLE NUMBER

FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE.

TITLE PLAN



AERIAL VIEW



FURTHER INFORMATION

TENURE

The Site is held Freehold under title reference BL124537.

VAT

We understand the Site has not been elected for VAT.

DATA ROOM

A data room with legal, planning and technical information can be found at the following link:

https://estatecreate.com/Dorset_House_Bristol

LEGAL FEES

Each party is expected to bear its own legal costs.

EPC

EPC's available in the data room.

VIEWING ARRANGEMENTS

Site access is strictly by appointment only.

Please contact **Montagu Evans** to arrange site access.

BID DEADLINE

For sale via informal tender. Offers to be submitted by the bid deadline (to be confirmed) but anticipated to be in November 2026.

In order to submit a valid offer, bidders must use the bid proforma held on the data room and send the bid to the marketing team before the bid deadline (a date to be confirmed in due course).

The client reserves the right not to accept the highest or any offer received.

ENQUIRIES

For all enquiries and further information please contact Montagu Evans:



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October 2026

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