

MAGGS & ALLEN

LAND & BUILDINGS REAR OF
13 FAIRFIELD ROAD
MONTPELIER, BRISTOL, BS6 5JN

Guide Price: £85,000+

- 25 June LIVE ONLINE AUCTION
- Potential building plot in prime Montpelier location
- Currently occupied by garaging/workshops
- Positive Pre-Application planning response
- Scope for a detached dwelling
- 8-week completion



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 25 June 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

LAND & BUILDINGS IN PRIME LOCATION - POTENTIAL BUILDING PLOT

DESCRIPTION

An exciting opportunity to purchase a level parcel of land measuring approximately 125 m², currently occupied by a range of dilapidated former garages and workshops. The site offers potential for the erection of a detached residential dwelling, subject to obtaining the necessary planning consents.

The site is situated in a popular residential location in Montpelier and will appeal to builders, developers and local residents seeking garaging or workshop premises.

LOCATION

The site is situated to the rear of 13 Fairfield Road in Montpelier, an area known for its sense of community and an extensive range of independent businesses. Fairlawn Primary School is just moments away and a wide range of open green spaces including St Andrews Park and Montpelier Park, are within easy reach on foot.

DEVELOPMENT POTENTIAL

The site offers potential for the erection of a detached residential dwelling, subject to the necessary consents. A Pre-Application enquiry was submitted to the Local Authority in 2019 with accompanying plans for a proposed two-bedroom single storey dwelling. A positive Pre-Application response was received from the Local Authority in January 2020, a copy of which is available in the online auction legal pack.

LOCAL AUTHORITY

Bristol City Council

TENURE

Please refer to the auction legal pack for confirmation.

AERIAL IMAGES

The aerial images are provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

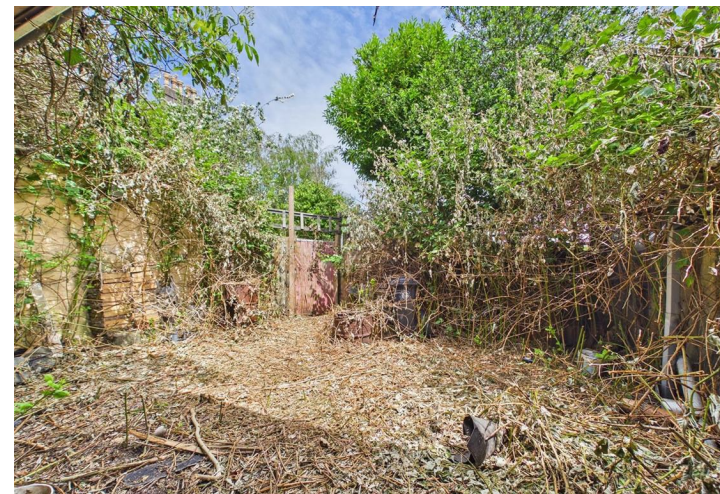
PROXY, TELEPHONE & ONLINE REMOTE BIDDING

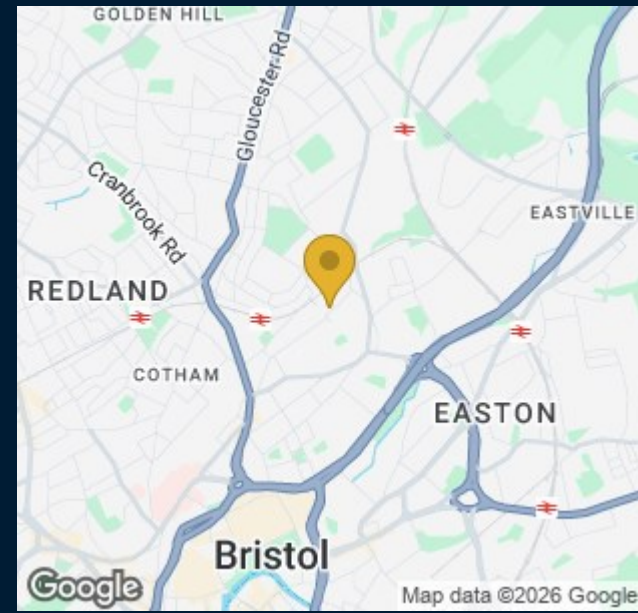
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

PRELIMINARY DEPOSITS

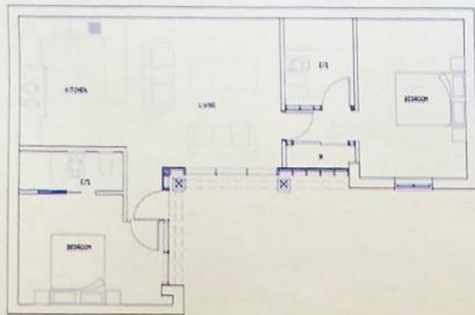
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.





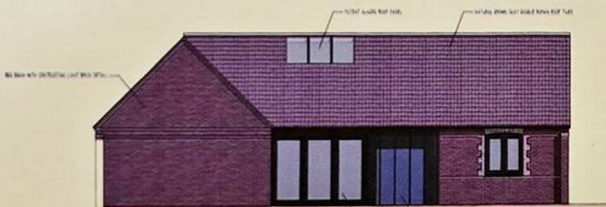
INDICATIVE PLANS - Not Approved



PROPOSED FLOOR PLAN



PROPOSED ILLUSTRATION



PROPOSED NORTH-EAST FACING ELEVATION



PROPOSED NORTH-WEST FACING ELEVATION



PROPOSED SOUTH-EAST FACING ELEVATION

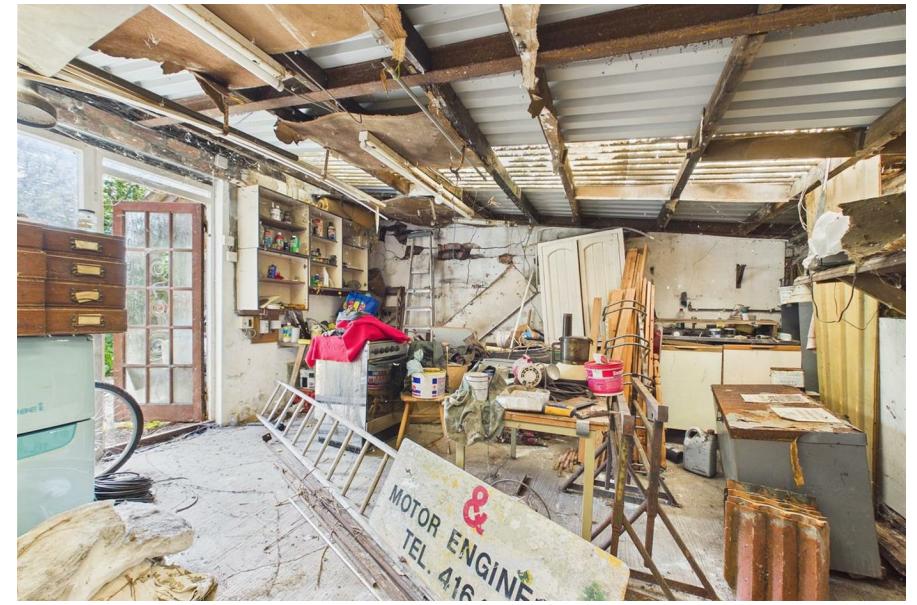
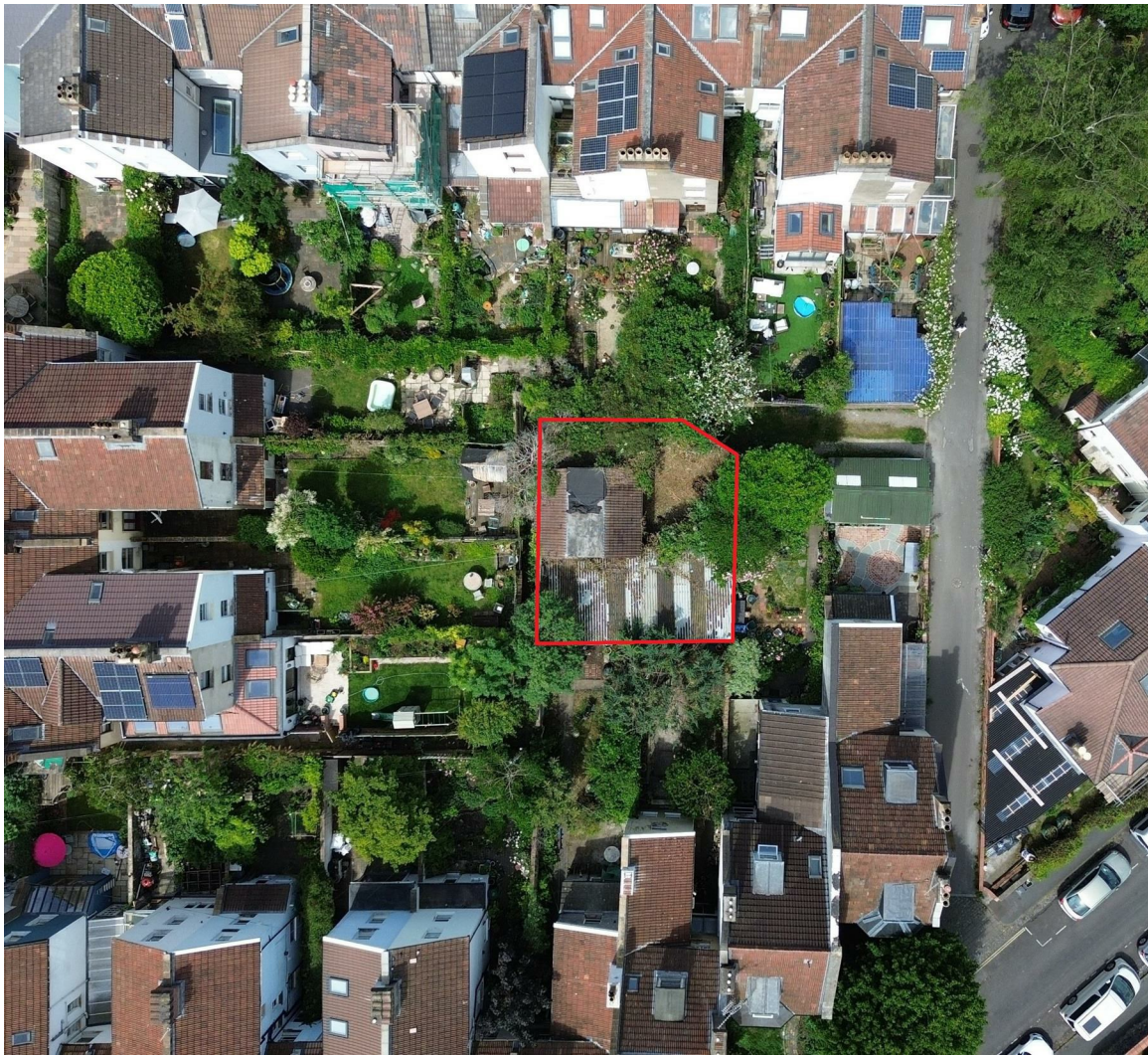


PROPOSED SOUTH-WEST FACING ELEVATION

Revision	JAM1216-PL-10-201901-A	File No.	1216
This drawing is for planning purposes only.			
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MSP			
Town Planning & Architecture			
The Pile House Kinghill Rd Claremont, Bristol, BS8 3LN		Tel: 0117 925015 E-Mail: msp@townplanning.co.uk	
Title			
Proposed new dwelling on land to the rear of 13 Farhill Road, Mangrove, Bristol, BS8 3LN			
Client			
Mr James			
Drawing			
Proposed Plans, Elevations & Illustration			
Date	Scale	Drawn	
Oct 20	1:50 @ A1	M.S	



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



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