

# MAGGS & ALLEN

LAND REAR OF 43 HIGHRIDGE ROAD

BISHOPSWORTH, BRISTOL, BS13 8HJ

**Auction Guide £90,000**

- 20 November LIVE ONLINE AUCTION
- Level building plot
- Planning granted for a detached 3-bedroom house
- GDV of circa £400k
- Ideal project for builders, developers and self-builders
- 6-week completion



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LAND REAR OF 43 HIGHRIDGE ROAD, BISHOPSWORTH, BRISTOL, BS13 8HJ

Auction Guide £90,000

## FOR SALE BY AUCTION

This property is due to feature in our online auction on 20 November at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## SUMMARY

PARCEL OF LAND WITH PLANNING GRANTED FOR A DETACHED THREE-BEDROOM HOUSE

## DESCRIPTION

A fantastic opportunity to purchase a parcel of land with planning permission granted for the demolition of the existing garage and the construction of a three-bedroom detached house with rear garden and driveway. The site measures approximately 426 m<sup>2</sup>. The plot benefits from direct vehicular access onto King Georges Road and is conveniently located for access to Bristol city centre and will appeal to builders, developers, and private buyers looking for a self-build project.

## LOCATION

Positioned to the rear of 43 Highridge Road, the site benefits from direct vehicular access onto King Georges Road, facilitating excellent transport links to Bristol city centre, Bristol Airport, and the wider South West region. Bishopsworth is a well-established area offering a range of amenities, including retail parks, leisure and recreational facilities, a selection of local schools, and supermarkets.

## PROPOSED DWELLING - 104.4 m<sup>2</sup>

The proposed dwelling will comprise of an entrance hall, living room, kitchen and dining room, and WC on the ground floor. On the first floor, the property will comprise 2 bedrooms, a bathroom, and a study. On the second floor, a bedroom and a bathroom. Outside, the property will benefit from a driveway with electric vehicle charging, a bin store and a cycle store, as well as a rear garden.

## PLANNING

Full planning consent was granted on 26th March 2025 for the demolition of the existing garage and the erection of a three storey dwelling under Application No. 24/03020/F.

## GROSS DEVELOPMENT VALUE (GDV)

We would anticipate a GDV in the region of £400,000.

## SITE PLAN

The site plan and 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 6 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](mailto:admin@maggsandallen.co.uk)

## BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,500 plus VAT (£1,800 inc VAT) buyer's premium payable upon exchange of contracts.

## \*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.

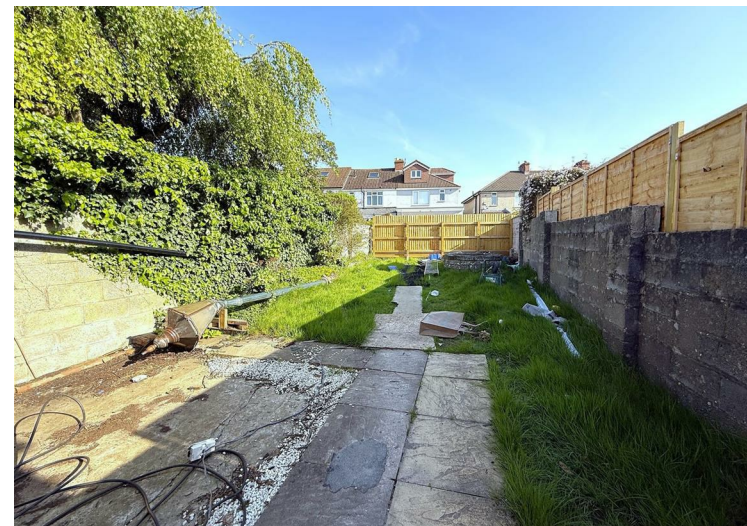
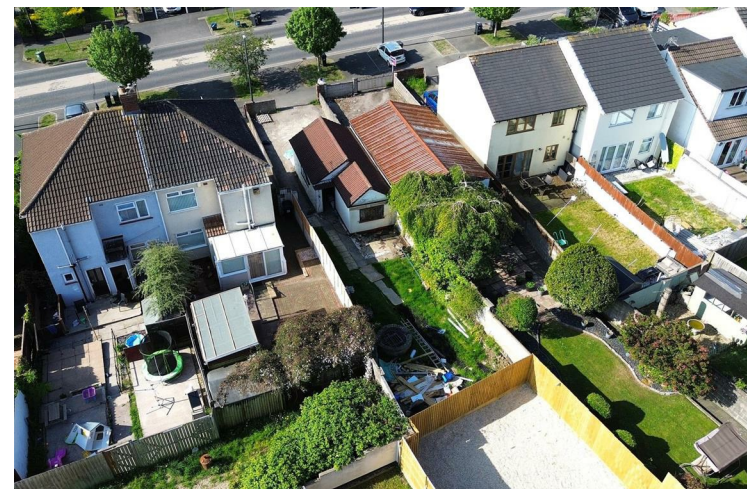
## PROXY, TELEPHONE & ONLINE REMOTE BIDDING

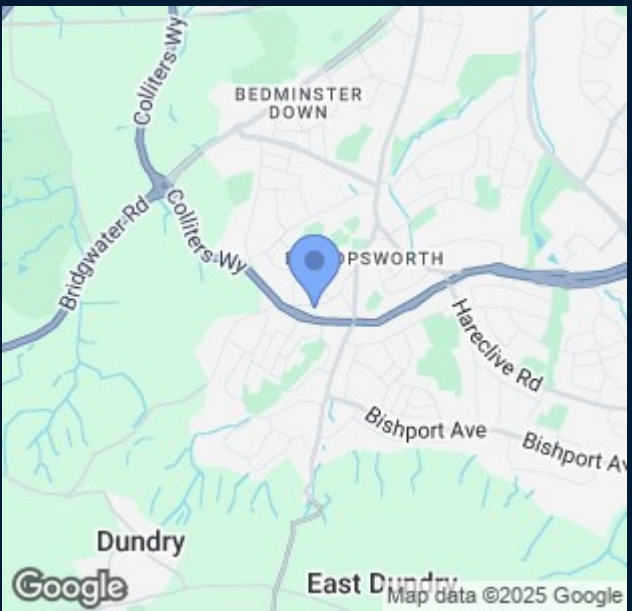
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility 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 you 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.





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.

