



# MAGGS & ALLEN

LAND AT STATION ROAD

WICKWAR, GL12 8NA

**Guide Price: £65,000 - £75,000**

- 23 July LIVE ONLINE AUCTION
- Pasture land of approx, 4.11 acres
- Includes a range of agricultural buildings
- Suitable for agricultural, equestrian or amenity use (subject to consents)
- Connected to mains water
- 8-week completion



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

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)

#### FOR SALE BY AUCTION

This property is due to feature in our online auction on 23 July 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWINGS

By appointment.

#### SUMMARY

PASTURE LAND (APPROX. 4.11 ACRES) WITH A RANGE OF AGRICULTURAL BUILDINGS

#### DESCRIPTION

A parcel of land measuring approximately 4.11 acres, divided into three well-defined paddocks and enclosed predominantly by mature hedgerows, established trees and stock-proof fencing. The land benefits from a mains water supply, with electricity available nearby, making it well suited to a variety of agricultural, equestrian or smallholding uses.

A public footpath crosses the land, while a range of purpose-built agricultural buildings provide practical accommodation for livestock, machinery and general storage. These existing structures offer immediate utility but also present an excellent opportunity for a purchaser to modernise or replace them with buildings better suited to their individual agricultural or equestrian requirements, subject to any necessary consents.

Also situated within the property is a mobile home, which we are informed by the seller, has remained in situ for in excess of 25 years.

#### LOCATION

The land is situated on the outskirts of Wickwar, approximately 3 miles from the popular market town of Wotton-under-Edge, which offers a comprehensive range of everyday amenities, including shops, schools and local services.

The property enjoys excellent transport links, with Junction 14 of the M5 motorway located approximately 5 miles away, providing convenient access to Bristol, Gloucester and Cheltenham.

Access to the land is via an established right of way through the adjoining sewage treatment works.

#### PLANNING

The land is designated to be within the open countryside. Prospective purchasers are advised to make their own enquiries with the local authority.

#### LOCAL AUTHORITY

South Gloucestershire Council.

#### SITE PLAN & AERIAL IMAGES

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.

#### SITE AREA

The site area has been calculated using an online measuring tool and cannot be relied upon.

#### COMPLETION

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

#### BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 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 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.

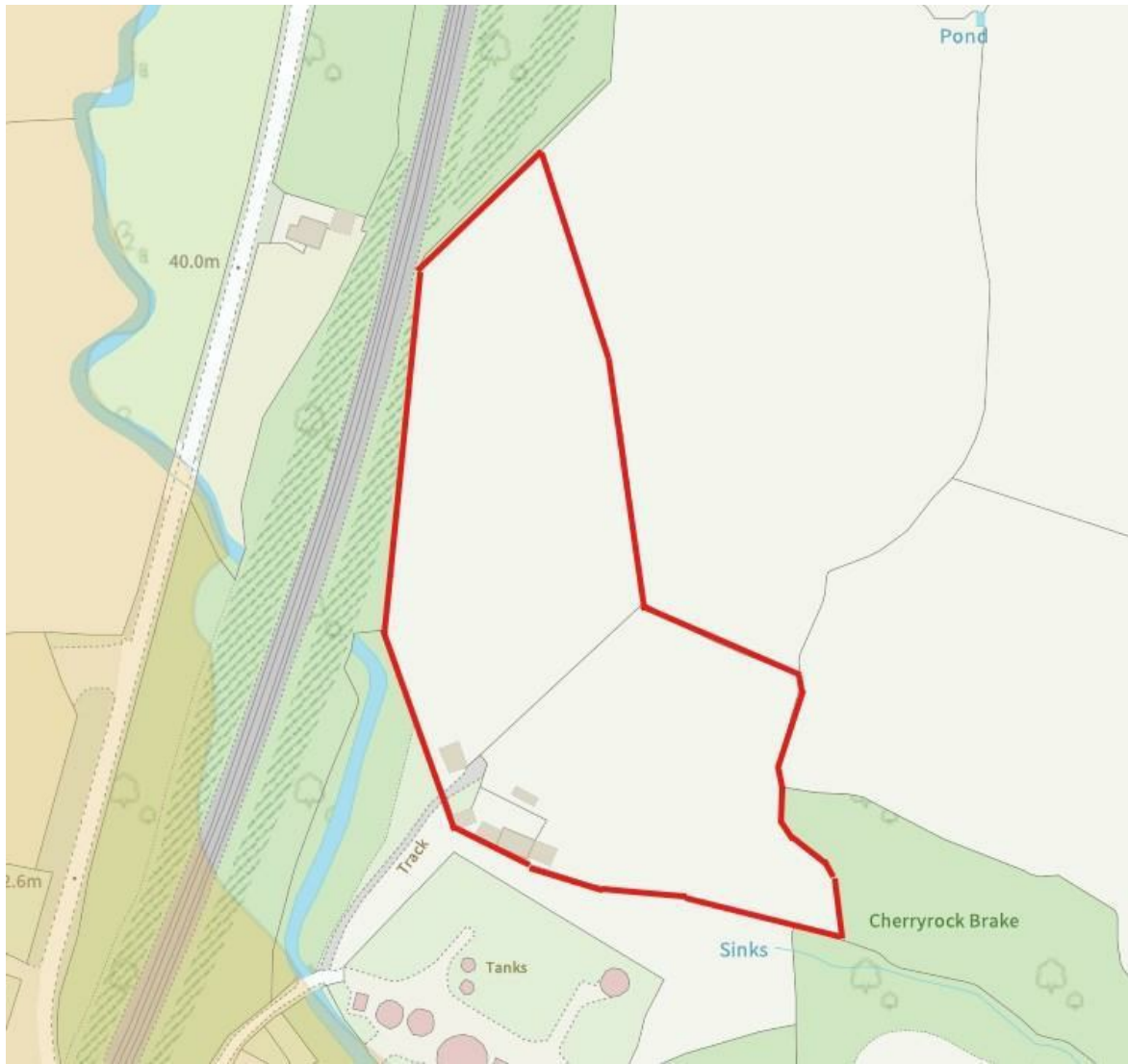
#### AUCTION OR BRIDGING FINANCE REQUIRED?

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)





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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