

# MAGGS & ALLEN

5 HIGH PARK

KNOWLE, BRISTOL, BS14 9AH

**Guide Price: £295,000+**

- 20 November LIVE ONLINE AUCTION
- Attractive three-bedroom semi-detached house
- Large plot with scope to extend
- Substantial garage/workshop to the rear
- Quiet cul de sac location
- 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 20 November 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWINGS

By appointment.

#### SUMMARY

1930s SEMI-DETACHED HOUSE FOR MODERNISATION - HUGE SCOPE TO EXTEND

#### DESCRIPTION

An attractive three-bedroom semi-detached 1930s house, situated in a peaceful residential cul de sac in Knowle. The property retains many period features and now offers scope to create a superb family home by modernising the existing accommodation. There is also huge potential to extend to the side/rear and/or convert the loft space, subject to consents.

Occupying a generous plot with off-street parking to the front and gardens to the side and rear, the property also includes a sizeable garage with inspection pit - ideal for car enthusiasts.

A fantastic opportunity for builders, developers and family buyers seeking a renovation project with great scope to add value.

#### LOCATION

The property is situated on High Park in Knowle, just off Wootton Park. The surrounding neighbourhood is known for its friendly community and proximity to local amenities, including shops, schools, and parks, making it an excellent choice for families.

#### ACCOMMODATION

The ground floor accommodation comprises an entrance hall, living room, dining room and kitchen whilst the first floor provides three well-proportioned bedrooms, a bathroom and separate WC.

Please refer to floorplan for approximate room measurements and internal layout.

#### GARAGE/WORKSHOP

The property benefits from a larger than average garage/workshop with access via the rear lane and internal steps down to an inspection pit.

#### TENURE

Understood to be freehold, please refer to the online legal pack for confirmation.

#### COMPLETION

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

#### AERIAL IMAGES

The the property outline is provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating:

#### LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email [lettings@maggsandallen.co.uk](mailto:lettings@maggsandallen.co.uk).

#### 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 £1,800 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.

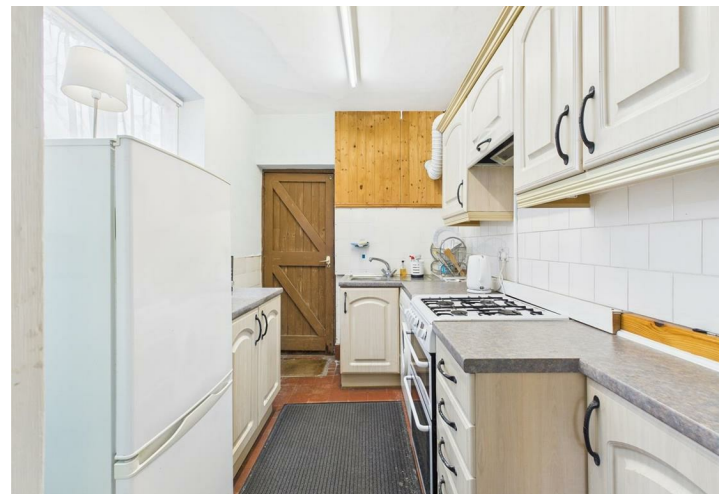
#### PRELIMINARY DEPOSITS

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

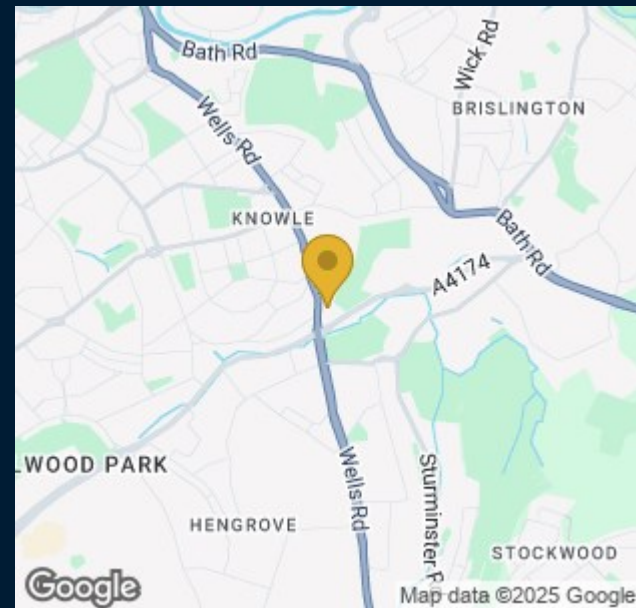
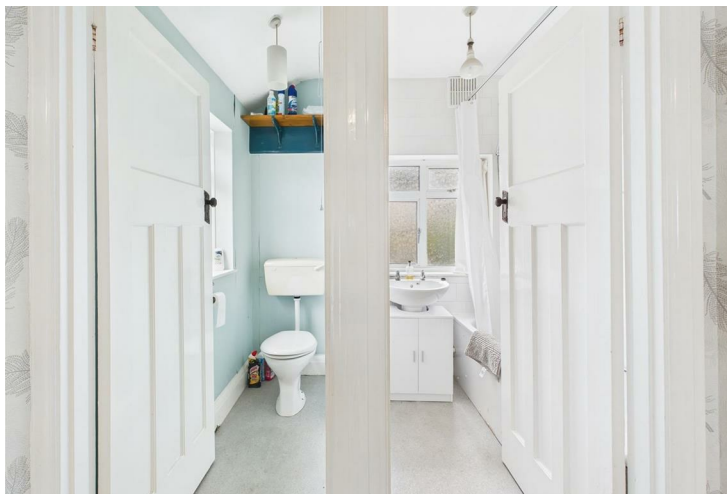
If you bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

#### RENTAL ESTIMATES

All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.

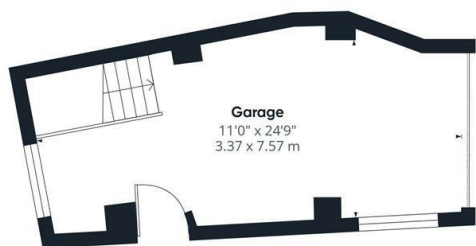






Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.





#### Approximate total area<sup>(1)</sup>

1026 ft<sup>2</sup>  
95.2 m<sup>2</sup>

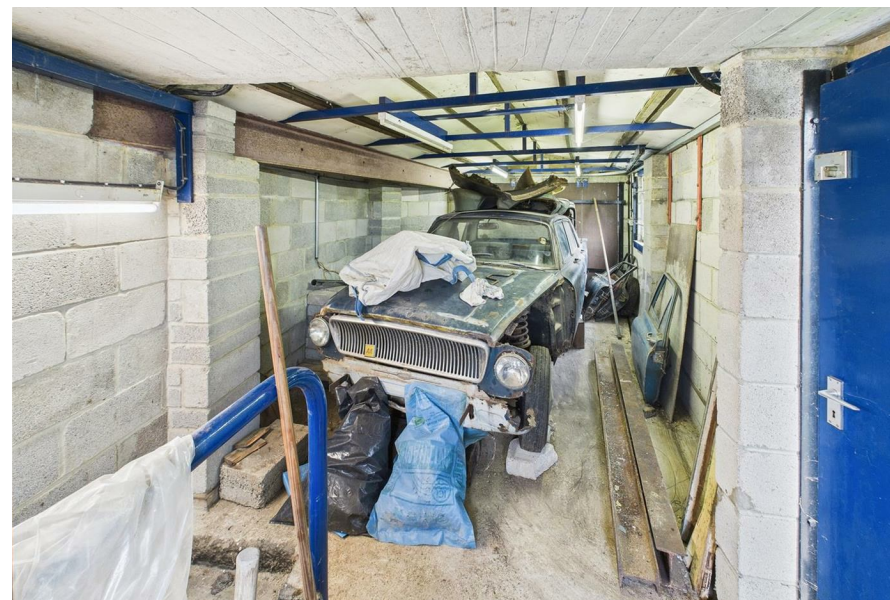
#### Balconies and terraces

10 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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