



**MAGGS  
& ALLEN**

**THE OLD SCHOOL  
QUEEN ANN ROAD  
BARTON HILL, BRISTOL, BS5 9TU  
Auction Guide £575,000+**

#### FOR SALE BY AUCTION

This property is due to feature in our online auction on 12 February 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWING

Strictly by appointment with Maggs & Allen.  
Tel: 0117 973 4940

#### SUMMARY

SUBSTANTIAL FORMER SCHOOL ON A 0.42 ACRE SITE WITH REDEVELOPMENT POTENTIAL

#### DESCRIPTION

A substantial site of approximately 0.42 acres (1,700 sq m) occupied by an attractive former school of over 10,600 sq ft (GIA) / 8,000 sq ft (NIA) with additional outbuildings and grounds to the sides and rear. The site offers significant potential for residential redevelopment - either by demolishing or converting the existing building, subject to obtaining all necessary consents. The existing building is in need of full refurbishment and is arranged over two floors comprising various classrooms/meeting rooms around a large central hall with additional kitchen and toilet facilities.

#### LOCATION

The property is situated on Queen Ann Road, Barton Hill just off St Philips Causeway within approximately 1 mile of Bristol City Centre. Bristol Temple Meads and Lawrence Hill train stations are both less than a mile away and easy access is provided to the A4 Bath Road.

#### ACCOMMODATION

Please refer to floor plan for approximate measurements and internal layout. In addition, the site benefits from additional single storey external stores.

#### SITE AREA

The site measures approximately 0.42 acres and benefits from external areas at both ends of the property.

#### TENURE

The property is understood to be freehold, please refer to the online legal pack for confirmation.

#### SITE PLAN

The site plan is 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.

#### ENERGY PERFORMANCE CERTIFICATE

Rating: E

#### 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 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.

#### LOCAL AUTHORITY

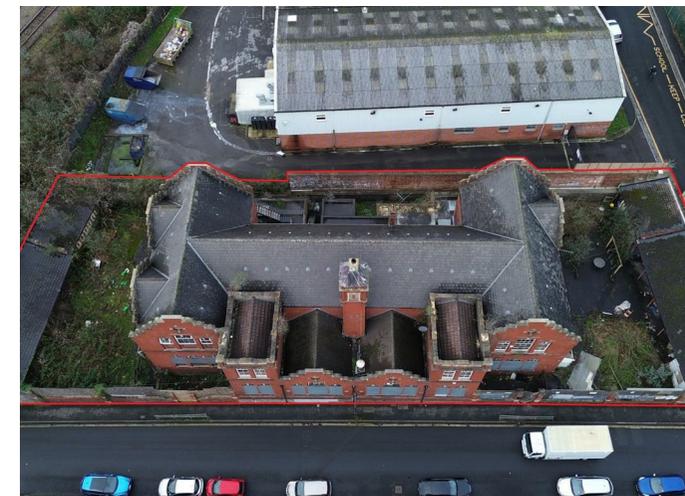
Bristol City Council.

#### VAT

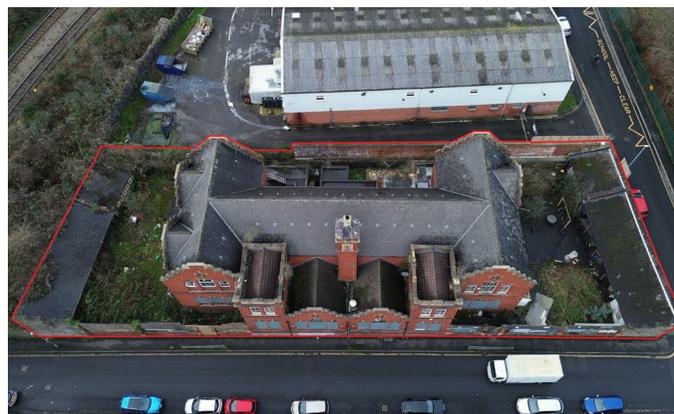
All figures quoted are exclusive of VAT unless otherwise stated.

#### CONTROL OF ASBESTOS REGULATIONS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.







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**0117 973 4940**

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

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