



# MAGGS & ALLEN

215 GLOUCESTER ROAD  
PATCHWAY, BRISTOL, BS34 6ND

**Guide Price: £500,000+**

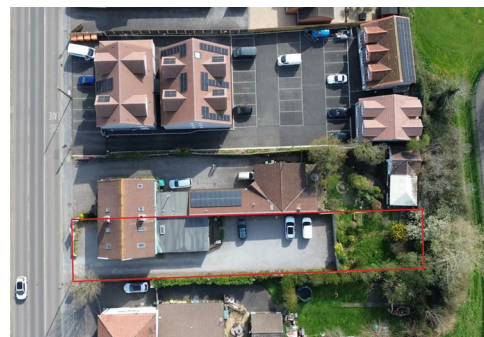
- 20 May LIVE ONLINE AUCTION
- Substantial Bed & Breakfast (approx. 2,570 ft<sup>2</sup>)
- 14 Bedrooms and 7 Bathrooms
- Huge scope for redevelopment
- Generous site of approx. 0.22 acres
- 8-week completion



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 May 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## SUMMARY

SUBSTANTIAL BED & BREAKFAST ON 0.22 ACRE PLOT - HUGE SCOPE FOR REDEVELOPMENT

## DESCRIPTION

A substantial semi-detached property (approx. 2,570 ft<sup>2</sup>) comprising a 14-bedroom guest house, situated in a highly convenient location on the A38. Set on a generous plot of approximately 0.22 acres, the site offers ample off-street parking to the front and rear and extensive gardens.

This versatile property presents an outstanding opportunity for a range of residential or commercial uses. Potential options include conversion into a large HMO, serviced accommodation, or subdivision into multiple flats, all subject to the necessary planning consents.

Furthermore, the sizeable rear plot offers exciting development potential, with scope for additional dwellings (subject to planning), making this an exceptional prospect for investors and developers.

## LOCATION

The property is located on Gloucester Road in Patchway, an area most convenient for access to the M4/M5 interchange as well as into Bristol City Centre and Filton, with its large number of major employers such as Airbus, Rolls Royce, MOD and BAE Systems.

## EXISTING ACCOMMODATION

The existing accommodation provides 14 bedrooms, 7 bathrooms, an office and kitchen.

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

## THE OPPORTUNITY

The property is offered for sale with vacant possession upon completion and presents a wide range of possibilities for alternative uses. Due to the current arrangement as a guest house, the property lends itself to a conversion into a large HMO or serviced accommodation. In addition, the land to the rear of the site offer potential for the erection of additional dwelling(s), all subject to obtaining the necessary planning consents.

## ADJOINING PROPERTY

Please note, the adjoining property (213 Gloucester Road) is available in the 23rd April Auction with a guide price of £600,000+. Offers prior to auction for both properties will be considered.

## LOCAL AUTHORITY

South Gloucestershire Council.

## TENURE

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

## COMPLETION

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: A

## 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

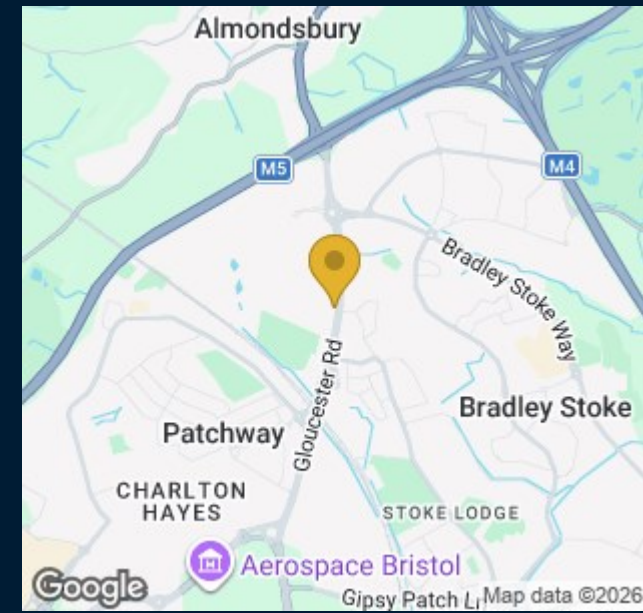
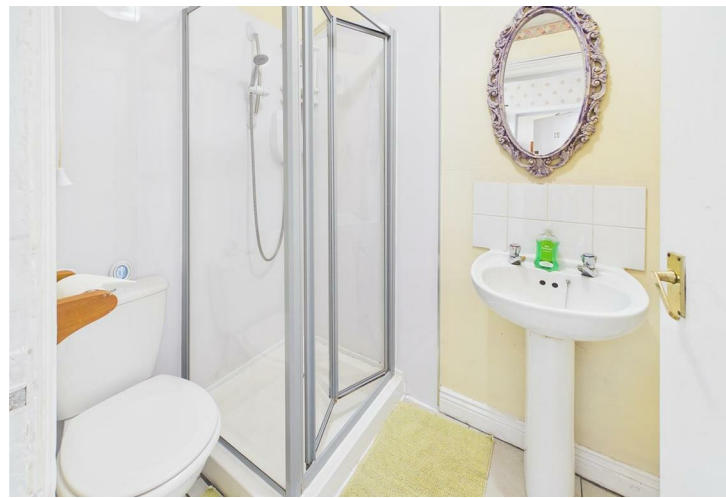
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

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.

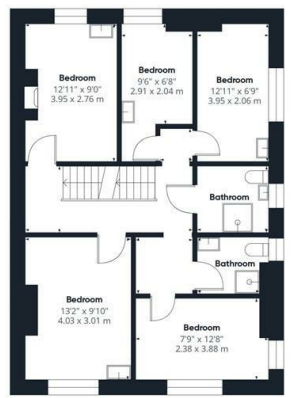
## AUCTION OR BRIDGING FINANCE REQUIRED?

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.



Approximate total area<sup>m</sup>  
 2570 ft<sup>2</sup>  
 238.8 m<sup>2</sup>

Reduced headroom  
 37 ft<sup>2</sup>  
 3.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

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

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