

MAGGS & ALLEN

71 & 73 BISHOPSWORTH ROAD
BEDMINSTER DOWN, BRISTOL, BS13 7JW

Guide Price: £425,000+

- SOLD FOR £451,000
- Fantastic development opportunity
- A pair of period semi-detached houses for renovation
- 1 x 2-bedroom house & 1 x 4-bedroom house
- 0.28 acre site with scope for additional dwellings
- 8-week completion



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

0117 973 4940

www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 26 June 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SOLD FOR £451,000 DEVELOPMENT OPPORTUNITY - 2 X PERIOD HOUSES WITH FURTHER POTENTIAL

DESCRIPTION

An exciting opportunity for builders and developers – this substantial 0.28-acre site is occupied by a pair of semi-detached period houses (1 x 2-bedroom house and 1 x 4-bedroom house), both requiring full renovation. The existing dwellings present a chance to add significant value through refurbishment. In addition, the generous frontage of the plot may offer scope for further development, including the possible construction of additional homes, subject to the necessary planning permissions. A rare chance to unlock value in a prime position – ideal for those seeking a development project with a wide variety of potential schemes.

LOCATION

The property is situated in a highly convenient location on the borders of Bedminster Down and Bishopsworth. Excellent transport links are provided to Bristol city centre and Bristol Airport via the A38 and a range of amenities are available locally.

ACCOMMODATION

71 BISHOPSWORTH ROAD - Comprising an entrance hall, living room, kitchen/diner, sun room and WC on the ground floor with two bedrooms and a bathroom on the first floor.

73 BISHOPSWORTH ROAD - Comprising an entrance porch, three reception rooms, a kitchen, sun room and shower room on the ground floor with four bedrooms and a bathroom on the first floor.

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

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.

TENURE

The property is for sale on a freehold basis with vacant possession.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

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.

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

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.

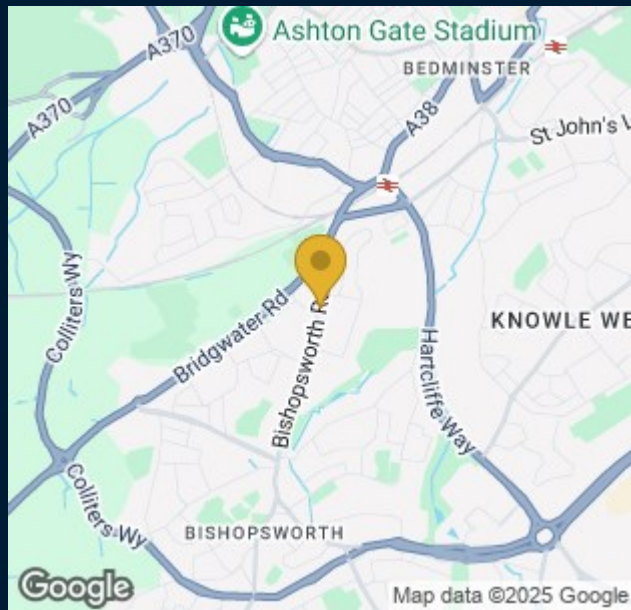
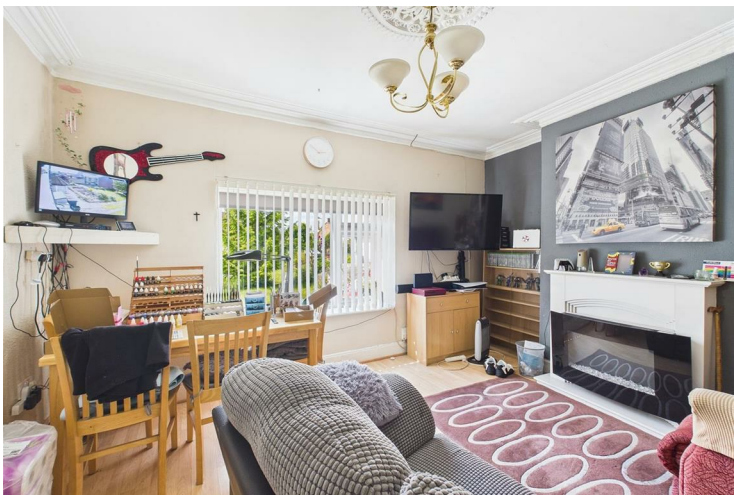
RESERVE PRICE

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.

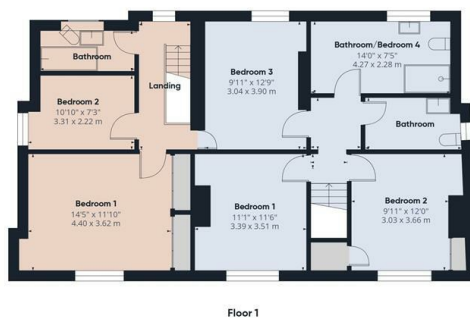
PROXY, TELEPHONE & ONLINE REMOTE BIDDING

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.





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⁽¹⁾

2237 ft²
207.9 m²

Reduced headroom

11 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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