

MAGGS & ALLEN

52 ST JOHNS LANE
BEDMINSTER, BRISTOL, BS3 5AD

Guide Price: £195,000+

- SOLD PRIOR- 17 SEPTEMBER LIVE ONLINE AUCTION
- Prime Development Opportunity
- Victoria Park location
- Planning consent granted for 3 new apartments
- Would also suit conversion
- GDV of circa £865,000
- PRICED TO SELL QUICKLY
- 8-week completion



Auction & Commercial
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FOR SALE BY AUCTION

SOLD PRIOR- This property is due to feature in our online auction on 17th September 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

PRIME BEDMINSTER PROPERTY WITH PLANNING GRANTED FOR 3 FLATS.

DESCRIPTION

Victoria Park - Prime residential location.

A rare opportunity to acquire a substantial corner property in one of Bedminster's most sought-after residential locations, just 100 metres from Victoria Park. The property is offered with the benefit of full planning consent for the demolition of the existing building and the construction of three self-contained apartments, comprising two 1-bedroom duplex apartments and one 1-bedroom apartment.

Alternative development options, including conversion of the existing building, may also be considered, subject to the necessary planning consents.

Occupying a prominent corner position at the junction of St John's Lane and Merioneth Street, the site enjoys excellent access to local amenities, independent cafés, shops and green open spaces. Bristol City Centre and Bristol Temple Meads railway station are both easily accessible, making this an attractive location for owner-occupiers and tenants alike.

This is an excellent opportunity for developers, investors and builders seeking a well-located site with planning consent already in place and the potential to create high-quality residential accommodation in a strong and established housing market.

LOCATION

Situated in the highly desirable area of Bedminster, this property occupies a prominent corner position at the junction of St John's Lane and Merioneth Street, just 100 metres from the open green spaces of Victoria Park. The area is popular with professionals, families and investors, offering an excellent balance of city living and community atmosphere.

A wide range of local amenities can be found nearby, including independent cafés, restaurants, bars, supermarkets and shops along North Street and East Street. Bristol City Centre is within easy reach on foot, by bicycle or public transport, while Bristol Temple Meads railway station provides excellent rail connections across the region and beyond.

The property also benefits from convenient access to the A38, Bristol Harbourside, Wapping Wharf and the wider motorway network via the M32 and M5, making it an ideal location for commuters and future occupiers alike.

SCHEDULE OF ACCOMMODATION & RESALE VALUES

Please see proposed floor areas and anticipated resale values for each apartment below:

FLAT 1: One-bedroom ground floor apartment (52 m²) - £275,000
FLAT 2: One-bedroom first & second floor duplex (58 m²) - £295,000
FLAT 3: One-bedroom ground & first floor duplex (60 m²) - £295,000

Gross Development Value (GDV): £865,000

PLANNING

Full planning consent was granted on 18 December 2025 for the demolition and replacement of existing mixed use convenience store building (E) with residential accommodation (C3) new residential development comprising 3 x flats under Application No. 25/12669/F.

LOCAL AUTHORITY: Bristol City Council.

TENURE

We understand the property is freehold. Please refer to the auction legal pack to verify these details.

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 £1,900 plus VAT (£2,280 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.

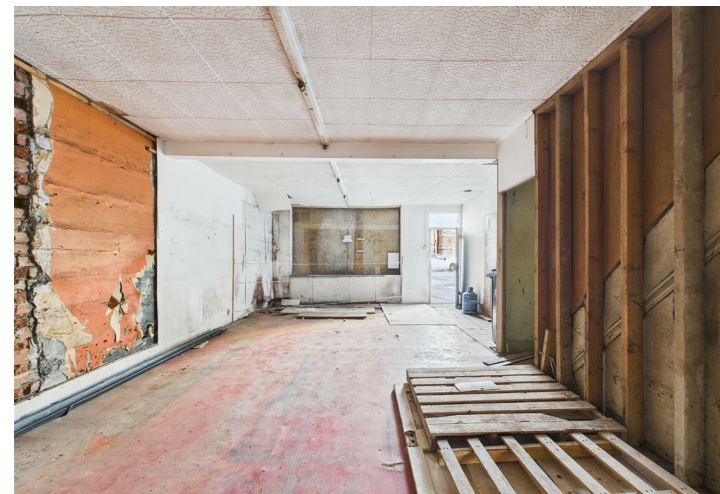
PRELIMINARY DEPOSITS

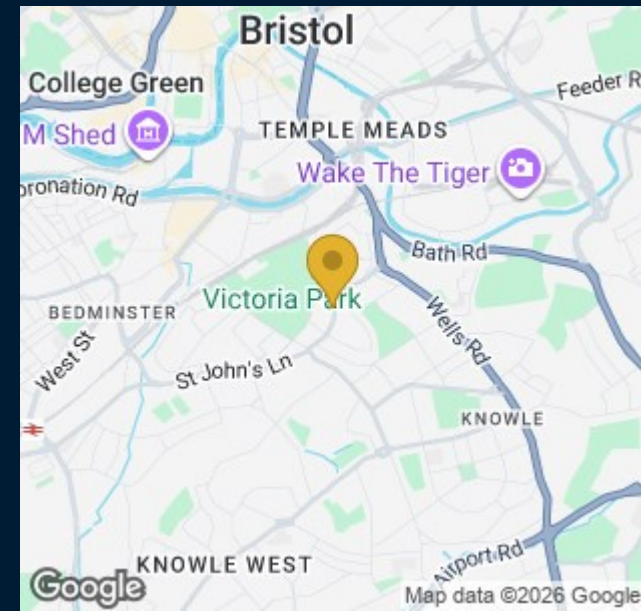
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,900 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.

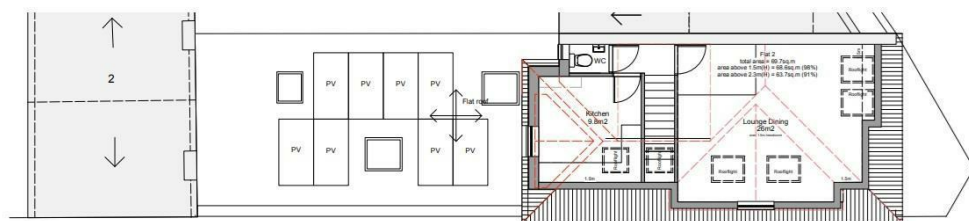
RENTAL ESTIMATES

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

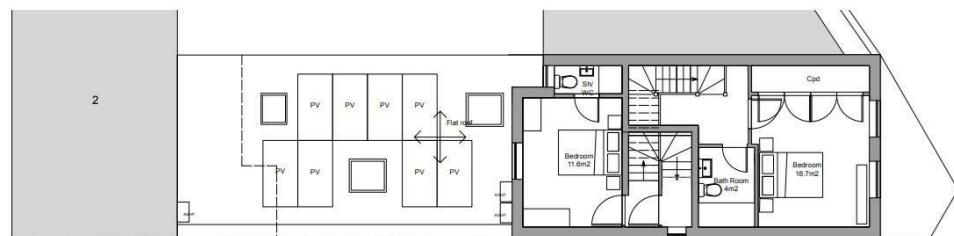




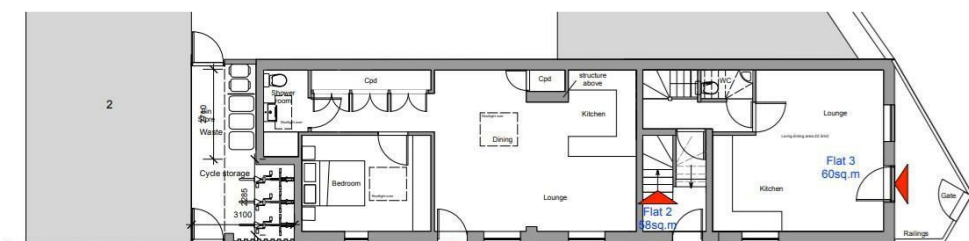
Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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



Proposed Second Floor



Proposed First Floor



Proposed Ground Floor

