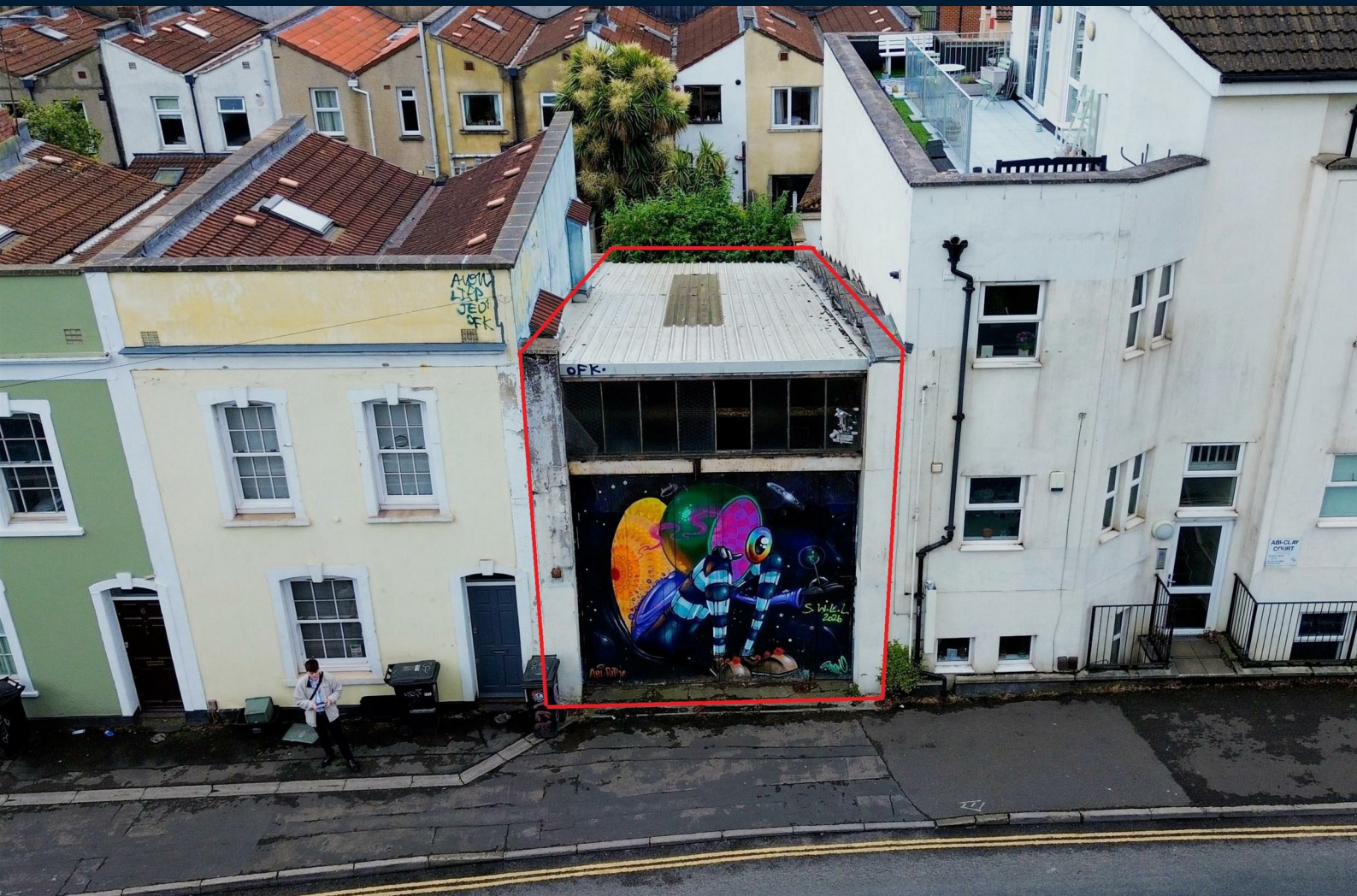


# MAGGS & ALLEN

2 SEVIER STREET  
ST WERBURGHS, BRISTOL, BS2 9QS



## AUCTION GUIDE £75,000

A substantial garage/workshop of approximately 750 ft<sup>2</sup> with a mono-pitched roof and folding wooden doors to the front.

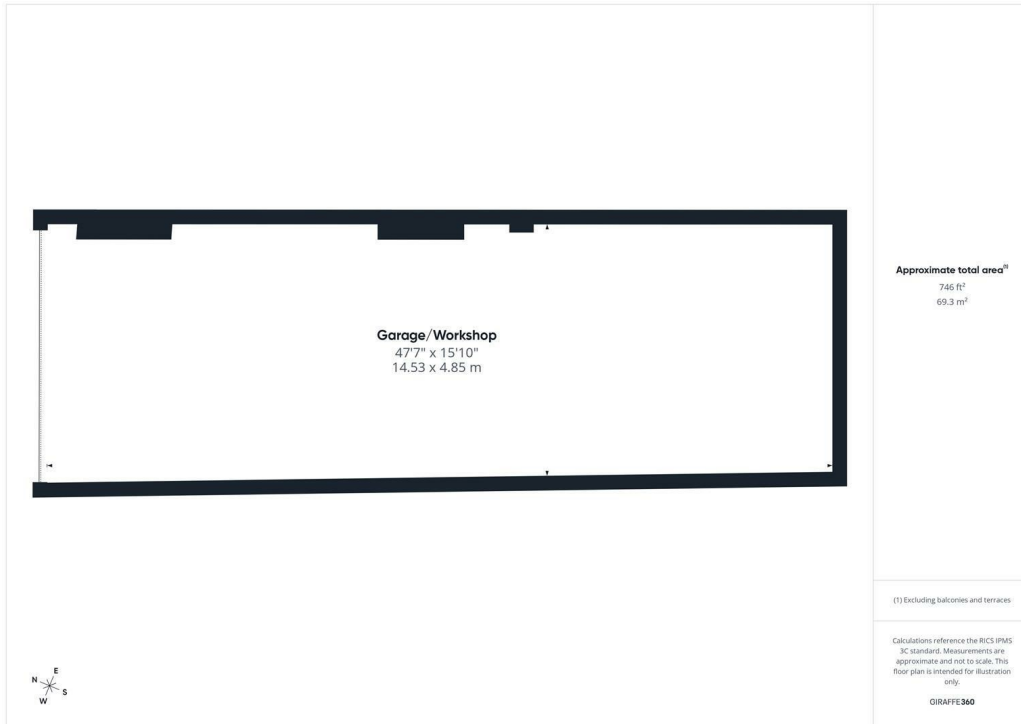
This terraced property sits between a two-storey house and a three-storey block of flats and offers potential for residential development, subject to obtaining the necessary planning consents. Alternatively, the property could be retained as a generous garage/workshop.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

**0117 973 4940**

[WWW.MAGGSANDALLEN.CO.UK](http://WWW.MAGGSANDALLEN.CO.UK)

# 2 SEVIER STREET, ST WERBURGH, BRISTOL, BS2 9QS



## FOR SALE BY AUCTION

This property is due to feature in our online auction on 25 June 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## SUMMARY

SUBSTANTIAL GARAGE/WORKSHOP WITH DEVELOPMENT POTENTIAL

## DESCRIPTION

A substantial garage/workshop extending to approximately 750 ft<sup>2</sup>, featuring a mono-pitched roof and folding timber doors to the front elevation.

Positioned between a two-storey residential property and a three-storey apartment building, this terraced property presents an excellent opportunity for residential redevelopment, subject to the necessary planning permissions and consents. Alternatively, the property offers versatile potential for continued use as a spacious garage, workshop or storage facility.

## LOCATION

The property is situated in a popular residential location in St Werburghs with excellent transport links to Bristol city centre and the motorway network via the M32.

## ACCOMMODATION

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

## DEVELOPMENT POTENTIAL

The property offers potential for the erection of a single house or multiple flats, subject to obtaining the necessary planning consents. Interested parties should make their own enquiries with the local planning authority to establish the suitability of their proposed use.

## TENURE

The property is for sale on a freehold basis.

## COMPLETION

Completion for this lot will be 6 weeks from exchange of contracts or sooner by mutual agreement.

## 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.

## 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

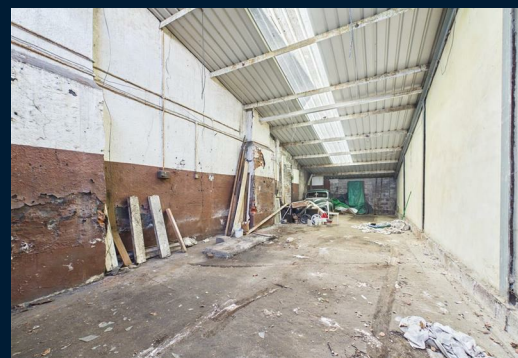
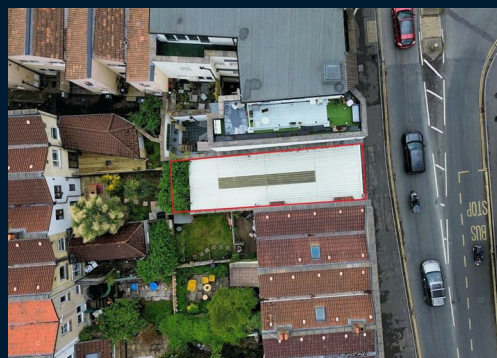
Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 inc VAT) buyer's premium payable upon exchange of contracts.

## \*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.



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.