

# MAGGS & ALLEN

LAND ADJOINING THE FIRS, NEW ROAD  
RANGEWORTHY, BRISTOL, BS37 7QH



Guide Price: £5,000 - £10,000

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A level parcel of land comprising a private estate road, which provides access to a recently completed development of three detached houses (1, 2 and 3 The Firs).

The estate road includes an electric gated entrance and may offer future strategic value (subject to planning) as a potential access route to substantial parcels of land to the South & South East that were subject to a previous planning application for the erection of up to 50 houses.

Situated in a desirable semi-rural location in Rangeworthy, the land presents a potentially lucrative long-term investment opportunity.

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# LAND ADJOINING THE FIRS NEW ROAD, RANGEWORTHY, BRISTOL, BS37 7QH



## 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

STRATEGIC LAND - PRIVATE GATED ESTATE ROAD WITH LONG-TERM POTENTIAL

## DESCRIPTION

A rare opportunity to acquire a level parcel of land forming a private estate road, serving an exclusive development of three newly built detached homes (1, 2 and 3 The Firs).

The estate road is accessed via an electric gated entrance, offering added security. Importantly, the land may hold significant future strategic value (subject to the necessary planning consents), with potential to provide access to substantial adjoining land to the South and South-East - previously considered for a residential scheme of up to 50 dwellings.

Positioned in the highly sought-after semi-rural setting of Rangeworthy, the land represents an attractive prospect for investors seeking long-term growth and a potential future planning gain.

## LOCATION

The private estate road is accessed via New Road in the semi-rural village of Rangeworthy on the northern fringes of Bristol. The surrounding area is predominantly residential and shopping facilities/other amenities are available in nearby Yate, which is approximately 3.8 miles to the south-east.

## TENURE

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

## RIGHTS OF WAY, EASEMENTS & COVENANTS

The land is sold subject to and with the benefit of all matters contained in or referred to in the title deeds, including all existing rights of way, whether public or private, together with all wayleaves, easements, covenants, restrictions and obligations affecting the land, whether or not specifically mentioned in these sale particulars. The buyer shall be deemed to have full knowledge of the boundaries of the land and the ownership thereof.

## ADJOINING LAND

This parcel of land presents a potential strategic access opportunity in relation to the future redevelopment of the adjoining land to the South and South East. We understand a previous application for the erection of up to 50 houses on the adjoining land was previously withdrawn and objections were received regarding the proposed access to the site. The Estate Road at 'The Firs' could provide a more acceptable access road and unlock the potential of the adjoining site.

## OVERAGE AGREEMENT

The land will be sold subject to an overage agreement, please refer to the online legal pack for further details.

## COMPLETION

Completion for this lot will be 4 weeks from exchange of contracts or sooner by mutual agreement.

## AERIAL IMAGES

The aerial images are provided for indicative purposes only and should not be relied upon. Please refer to the title plan in the auction legal pack for confirmation of the site boundaries.

## 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.