

MAGGS & ALLEN

19 NEWBRIDGE ROAD

BATH, BA1 3HE



Guide Price: £825,000+

COMING SOON - SUBSTANTIAL BLOCK OF FLATS FOR AUCTION

An attractive period semi-detached building arranged as five self contained flats, situated in a prime location on Newbridge Road in Bath. The flats are in need of refurbishment and offer a superb investment or break-up opportunity.

There is a good-sized garden to the rear and excellent transport links are provided into the centre of Bath.

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19 NEWBRIDGE ROAD, BATH, BA1 3HE



FOR SALE BY AUCTION

This property is due to feature in our online auction on 12 February 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

COMING SOON - SUBSTANTIAL BLOCK OF FLATS FOR AUCTION

DESCRIPTION

An attractive period semi-detached property, currently arranged as five self-contained flats, occupying a prime position on Newbridge Road, one of Bath's most sought-after locations. The property now requires refurbishment, presenting an excellent opportunity for investors or developers seeking a value-add or break-up project. Once fully renovated we would anticipate break-up values totalling circa £1,415,000.

The building further benefits from a generous rear garden, while excellent transport links provide convenient access to Bath city centre and surrounding areas.

LOCATION

The property is situated on Newbridge Road in Bath within close proximity to Royal Victoria Park.

ACCOMMODATION SCHEDULE

Flat 1 - 42 m²
Flat 2 - 50 m²
Flat 3 - 59 m²
Flat 4 - 51 m²
Flat 5 - 44 m²

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

TENURE

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

REDUCED VAT QUALIFYING

We understand from the seller that buyers would benefit from reduced VAT of 5% on the renovation costs as the property has been vacant for more than 2 years. Interested parties should make their own enquiries in this regard.

COMPLETION

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

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.

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.



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.