

MAGGS & ALLEN

85 KINGSDOWN PARADE
, COTHAM, BS65UJ

Guide Price: £225,000+

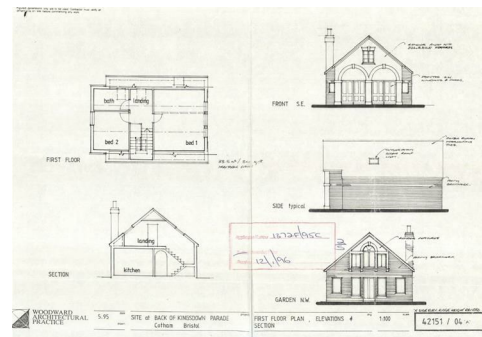
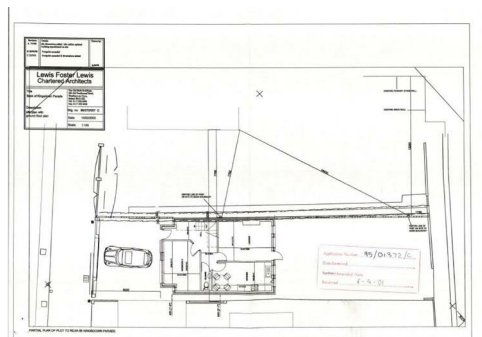
- SOLD FOR £245,000 - September Auction
- Building Plot In Prime Location
- Level parcel of land
- Full planning for 3 bedroom house
- Provision for off street parking
- Highly desirable location
- Very Rare Opportunity



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 18 September 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SOLD FOR £245,000 LAND WITH PLANNING GRANTED FOR 3 BED HOUSE WITH PARKING

DESCRIPTION

Rare opportunity to purchase a level building plot that has planning granted for a 3 bedroom house with off street parking for two vehicles to the front. The site is approx 0.05 acres (2081sqft) and we understand from our client that a material start to the foundations was made so that the planning has remained live. This is rare opportunity in this location and would be of interest to all builders and developers looking to acquire a site in this popular location.

LOCATION

Situated in this highly desirable and well-regarded area within the fashionable suburb of Kingsdown and within ½ a mile of the City Centre. There are a wide selection of local amenities. Bristol's M4/M5 motorway network can be reached from the M32 link road, which is approximately ½ a mile away. A choice of Temple Meads and Parkway main line railway stations offer direct access to London's Paddington and are both located within three miles.

PLANNING

Planning granted 3.7.1996

Application No: 1372F/95C to demolish and construct small dwelling.

Our client has advised us that a material start was made by laying the foundations to keep the planning consent live.

Please refer to the legal pack for further information.

COMPLETION

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

SITE PLAN

The site plan is provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

TENURE

To be confirmed within the legal pack.

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.

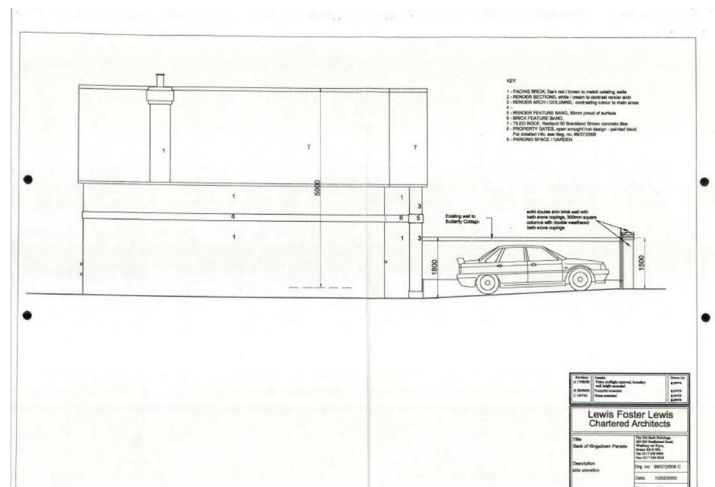
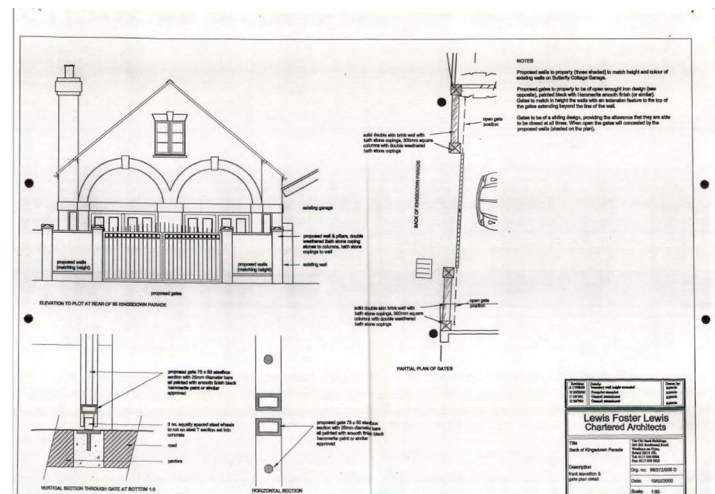
PROXY, TELEPHONE & ONLINE REMOTE BIDDING

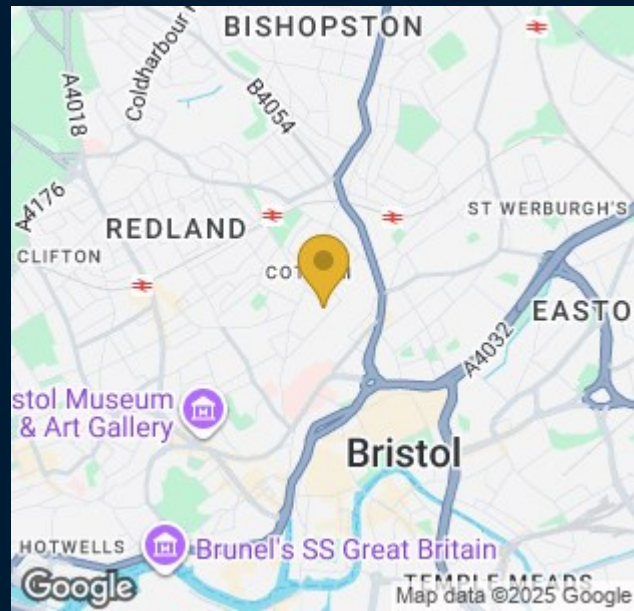
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility 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.

PRELIMINARY DEPOSITS

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

If you bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 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.





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.



22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

**MAGGS
& ALLEN**