

MAGGS & ALLEN

52 STATION ROAD
YATE, BRISTOL, BS37 4PW



AUCTION GUIDE £295,000

Spacious detached home offering an open-plan living/dining room, additional reception, garage, off-street parking, and a large garden. Previously rented, the property now requires refurbishment and offers excellent scope to extend or reconfigure. Ideal for buyers seeking a project or investors exploring HMO potential (STC). Prime location close to yate station, shopping centre, leisure facilities, and with easy access to Bristol, Chipping Sodbury, and the Cotswolds.

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FOR SALE BY AUCTION

This property is due to feature in our online auction on 20 November 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

DETACHED 3 BEDROOM HOUSE WITH LARGE GARDEN AND GARAGE FOR REFURBISHMENT

DESCRIPTION

This three-bedroom detached house, located on Station Road in Yate, offers excellent potential for refurbishment and extension. The property features a spacious open-plan living and dining area, a separate reception room, off-street parking, a garage, and a generous rear garden. Previously let, the house would now benefit from refurbishment, making it an ideal project for buyers wishing to create a superb family home. Alternatively, investors may see strong potential to add value through refurbishment or by converting to a four-bedroom HMO (subject to necessary consents), supported by excellent transport links into Bristol and beyond.

LOCATION

The town of Yate is located approximately 5.8 miles from the M4 Junction 18 and 11.3 miles from the centre of Bristol. It has a train Station with main line connection, refurbished leisure centre and large shopping centre which caters for all needs. From Yate there is easy access to the bustling market town High Street of Chipping Sodbury, surrounding countryside, the Cotswolds, Bath and Tetbury via the A46.

ACCOMMODATION

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

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

TENURE

Understood to be freehold. Please refer to the legal pack for confirmation.

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.

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.