

MAGGS & ALLEN

23 ST. LUCIA CRESCENT
HORFIELD, BRISTOL, BS7 0XR



AUCTION GUIDE £150,000

Exciting Residential Development Opportunity – Full Planning Consent Granted

A rare opportunity to acquire a development site measuring approximately 315 m², currently occupied by a 2-bedroom prefabricated bungalow. The site benefits from full planning permission for the demolition of the existing structure and the erection of a new dwelling, offering excellent scope for redevelopment.

Previously, the site had approved plans for two semi-detached bungalows (1 x 2-bedroom and 1 x 1-bedroom), although this consent has now lapsed. There is potential to reapply for similar or alternative schemes, as a neighbouring site has successfully secured planning for a new house—suggesting flexibility in planning policy for the area.

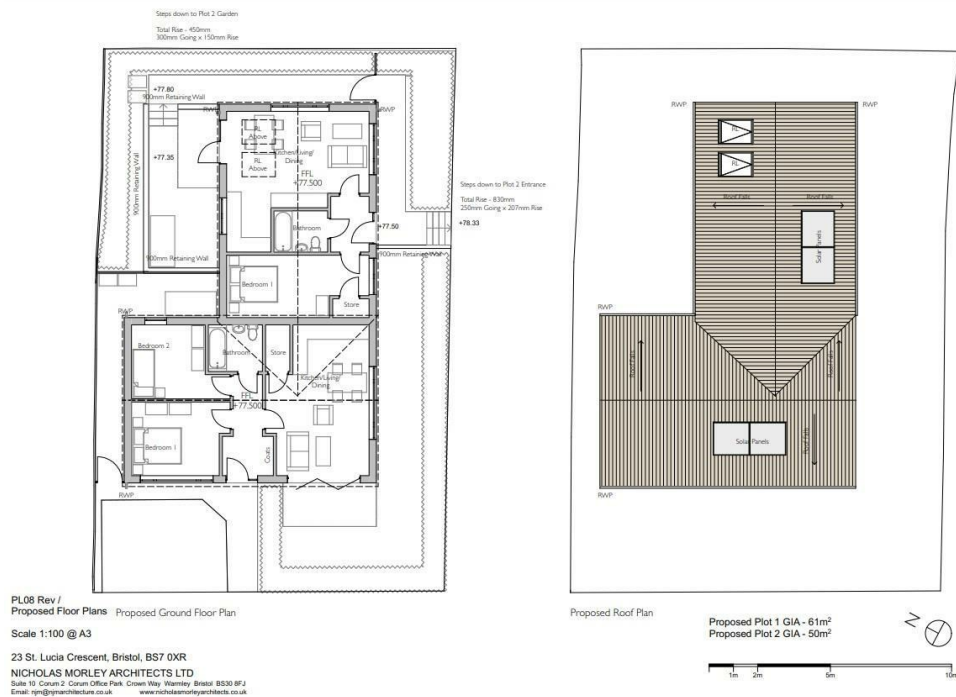
Located in close proximity to Southmead Hospital, the site is ideally positioned for a range of buyers, including builders, developers, and investors looking to capitalise on strong local demand.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

0117 973 4940

WWW.MAGGSANDALLEN.CO.UK

23 ST. LUCIA CRESCENT, HORFIELD, BRISTOL, BS7 0XR



FOR SALE BY AUCTION

This property is due to feature in our online auction on 16 October 2025 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

DETACHED PREFAB BUNGALOW WITH PLANNING GRANTED FOR NEW DWELLING

DESCRIPTION

An exciting development opportunity comprising a parcel of land measuring approximately 315 m² that is currently occupied by a 2-bedroom prefabricated bungalow with driveway and off street parking. Full planning consent has been granted for the demolition of the existing property and the erection of a new dwelling. The site previously had planning for two new semi-detached bungalows (1 x 2-bedroom bungalow and 1 x 1-bedroom bungalow) which lapsed but could be applied for again. Alternative a neighbouring site has achieved planning for house. Situated with close proximity to Southmead Hospital, the site is ideal for builders and developers.

LOCATION

The site is situated in a highly convenient location in Horfield with easy access provided to Southmead Hospital and Horfield Leisure Centre. The immediate area has undergone significant redevelopment in recent years and the subject property is one of the few remaining undeveloped prefab sites.

PLANNING

Full planning was granted on 9th July 2025 for a Replacement bungalow following demolition of existing pre fab bungalow.
Planning ref: 25/11515/F

Previously planning now lapsed was granted on appeal for the demolition of the existing bungalow and the construction of a pair of semi-detached bungalows (one 2 bedroom and one 1 bedroom) on 145 September 2021.

Planning Ref: 20/04902/F

Appeal Ref: APP/Z0116/W/21/3275479

LOCAL AUTHORITY

Bristol City Council.

TENURE

The site is for sale on a freehold basis.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: G

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 £1,250 plus VAT (£1,500 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.