MAGGS & ALLEN

LAND AT WOODLANDS

TYTHERINGTON,
WOTTON-UNDER-EDGE, GL12 8UJ

Guide Price: £200,000+

- SOLD FOR £300,000 - February Auction
- Prime development site in Tytherington
- Approx. 0.47 acres
- Lapsed outline planning for 6 self-build houses
- Scope for alternative schemes
- 8-week completion

RICS
Regulated by RICS

Auction & Commercial
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LAND AT WOODLANDS, TYTHERINGTON, WOTTON-UNDER-EDGE, GL12 8UJ

Guide Price: £200,000+

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
SOLD FOR £300,000 DEVELOPMENT SITE IN TYTHERINGTON - APPROX. 0.47 ACRES

DESCRIPTION
An exceptional development opportunity comprising a generous parcel of land extending to approximately 0.47 acres, located within the highly sought-after village of Tytherington, on the outskirts of Bristol.

Outline planning permission was previously granted in 2021 for six individual self-build detached dwellings (now lapsed), demonstrating the site's clear residential potential.

This is a rare and exciting opportunity for builders, developers or self-builders to deliver a bespoke and attractive residential development in a well-regarded village setting.

LOCATION
The site is accessed via Woodlands, a residential cul de sac in the popular village of Tytherington. Situated just 2 miles from Thornbury, easy access is provided to the M5 motorway.

PLANNING
Outline planning consent was granted for the erection of 6 no. self build dwellings on 19 March 2021 under Application No. P19/19333/R3O.

This planning approval has since lapsed but demonstrates the clear potential for redevelopment of the site.

Interested parties should make their own enquiries with the local planning authority.

LOCAL AUTHORITY
South Gloucestershire Council.

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

AERIAL IMAGES & SITE PLANS
The aerial images and site plans are provided for indicative purposes only and should not be relied upon. Please refer to the title plan within the legal pack for confirmation of the site boundaries.

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

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 your 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.

Services

Locations of services indicated on plan are approximate

1. Bristol Water - none within site boundary
2. Wessex Water - Foul sewer runs across site
3. Wales & West Utilities (Formerly Transco) - None within site boundary
4. Linesearch - None within site boundary
5. BT Newsites - Underground and overhead services within site boundary
6. Virgin Media Communications - none within site boundary
7. Western Power Distribution (SWEB) - overhead services within site boundary
8. The National Grid plc - none within site boundary
9. Bristol Coal Mining Archives - No coal or coal mining activity in local area
10. Coal Authority - No coal or coal mining activity in local area
11. Vodafone - none within site boundary

PROPERTY SERVICES SOUTH GLOUCESTERSHIRE COUNCIL PROPERTY SERVICES, THE COUNCIL OFFICES, BADMINTON ROAD, YATE, SOUTH GLOUCESTERSHIRE BS35 1HF TEL: 01454 868686	REVISIONS	SCALE 1/500 @ A3 DRAWN NKM/GB CHECKED CODE DATE Dec 2019	PROJECT Land at Woodlands, Tytherington DRAWING Existing Site Plan PROJECT No. F002.DA DRAWING No. 02

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.

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SOUTH GLOUCESTERSHIRE COUNCIL
PROPERTY SERVICES, THE COUNCIL OFFICES, BADMINTON ROAD, YATE, SOUTH GLOUCESTERSHIRE BS35 1HF TEL: 01454 868686

REVISIONS

SCALE	1/500 @ A3
DRAWN	NKM/GB
CHECKED	
CODE	
DATE	Dec 2019

PROJECT: Land at Woodlands, Tytherington
DRAWING: Proposed Site Plan
PROJECT No. F002.DA
DRAWING No. 03

The Property Ombudsman
RICS Regulated by RICS
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