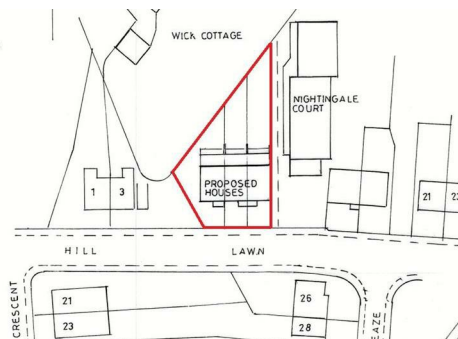




MAGGS & ALLEN

LAND AT HILL LAWN
BRISLINGTON, BRISTOL, BS4 4PH

Guide Price: £275,000+

- 17 September LIVE ONLINE AUCTION
- Prime Development Site
- Planning granted - 3 x 3-bedroom houses
- GDV of circa £1,200,000
- Superb location close to Nightingale Valley
- 8-week completion



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

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FOR SALE BY AUCTION

This property is due to feature in our online auction on 17 September 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

PRIME DEVELOPMENT SITE - PLANNING GRANTED FOR 3 X 3-BEDROOM HOUSES

DESCRIPTION

An exceptional residential development opportunity with planning consent granted for the construction of three contemporary 3-bedroom houses. The site occupies a sought-after position in Brislington, just a short distance from the open green spaces of Nightingale Valley and the excellent range of independent shops, cafés and amenities along Sandy Park Road.

The consented scheme offers developers the opportunity to deliver an exclusive development of high-quality family homes in an area of strong and consistent demand. With an estimated Gross Development Value (GDV) in the region of £1,200,000, the site presents an outstanding opportunity for builders and developers seeking their next project in a prime Bristol location.

LOCATION

The land is situated in a popular residential location on Hill Lawn in Brislington. Easy access is provided to Nightingale Valley, Brislington Brook and a wide range of local amenities on Sandy Park Road.

PROPOSED HOUSES & GDV

We anticipate a Gross Development Value (GDV) in the region of £1,200,000 (£400,000 per house).

Each house will comprise an entrance hall with cloakroom, living room and an open-plan kitchen/dining space with bi-folding doors onto the rear garden. The first floors will offer two bedrooms and a family bathroom with the master bedroom being located on the second floor. Externally, the properties will benefit from gardens to the front and rear.

PLANNING

Planning consent has been granted for the erection of 3 x 3-bedroom houses. Relevant planning applications below:

24/00872/P - Application for outline planning permission with some matters reserved for the construction of a terrace of 3 no. 3 bed houses. Approval sought for access, appearance, layout, and scale, with all other matters reserved - GRANTED.

25/14938/X - Application for Variation or Removal of Condition No. 12 (List of Approved Plans & Drawings) following Grant of Planning Permission 24/00872/P - Application for outline planning permission with some matters reserved for the construction of a terrace of 3 no. 3 bed houses. Approval sought for access, appearance, layout, and scale, with all other matters reserved - GRANTED.

25/11420/M - Application for approval of reserved matters (landscaping) pursuant to requirements of Condition 2 of Outline planning permission 24/00872/P, which granted the construction of a terrace of 3no. 3-bed houses - PENDING.

SITE PLAN & AERIAL IMAGES

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

TENURE

Please refer to the auction legal pack for confirmation.

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 £1,900 plus VAT (£2,280 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.

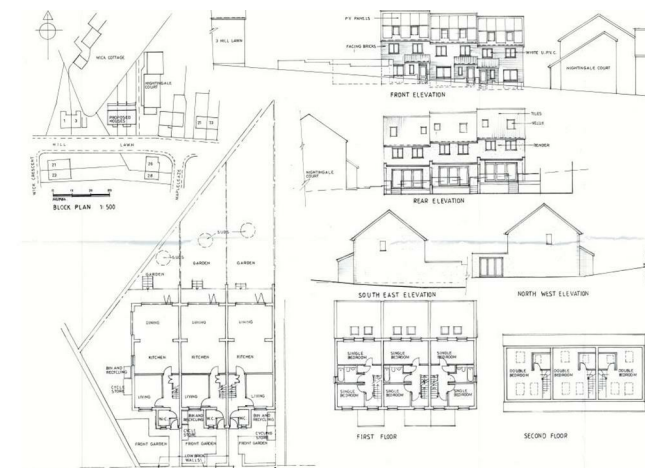
PRELIMINARY DEPOSITS

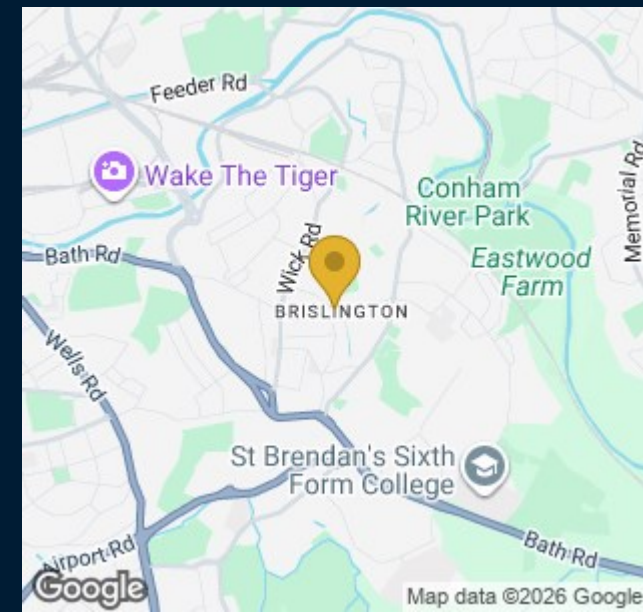
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,900 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.

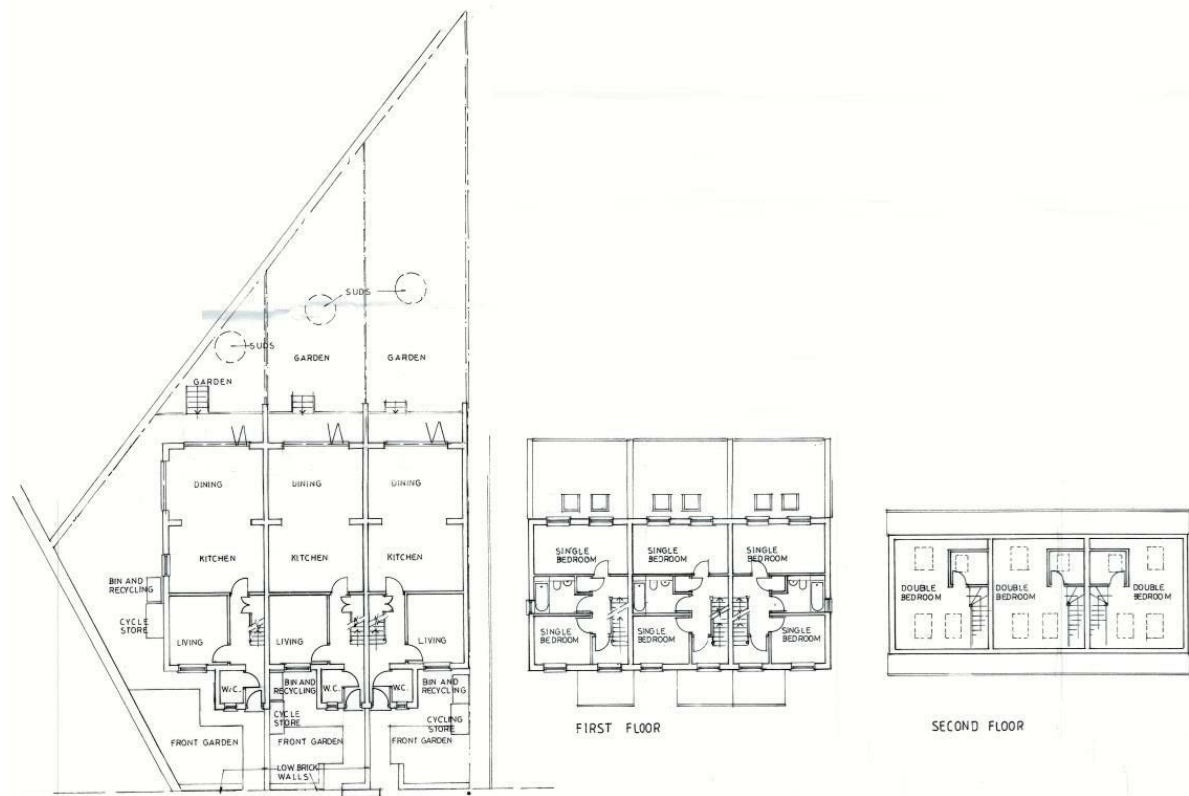
RENTAL & SALES ESTIMATES

All rental and sales 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.



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