

# MAGGS & ALLEN

GARAGE 8, KENSINGTON ROAD,  
REDLAND, BRISTOL, BS6 6NQ



Guide Price: £50,000 - £60,000

Auction Guide Price: £50,000 - £60,000

A double garage with two up-and-over doors, located within a rank of garages on Kensington Road – a highly desirable residential street in Redland. This garage presents a rare opportunity for local homeowners and investors alike, offering excellent potential for secure parking or storage.

The adjoining garage (Garage 9) is also available in the same auction as a separate lot. Acquiring both garages could unlock the potential for redevelopment, subject to obtaining the necessary planning permission – as demonstrated by a similar residential scheme on the adjacent plot.

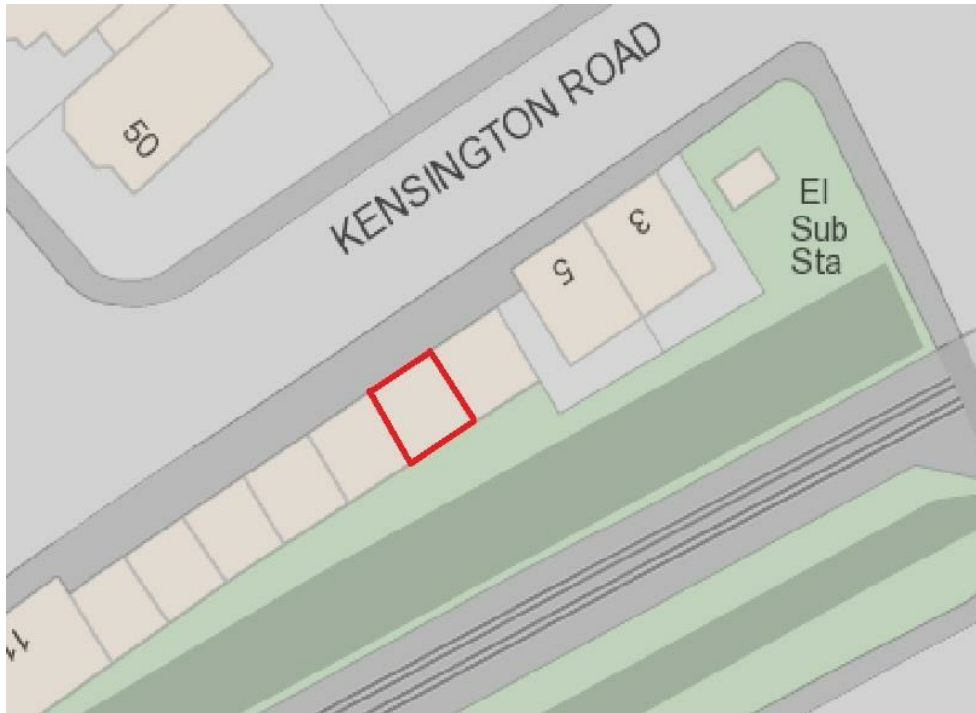
22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

**0117 973 4940**

[WWW.MAGGSANDALLEN.CO.UK](http://WWW.MAGGSANDALLEN.CO.UK)



# GARAGE, 8 KENSINGTON ROAD, REDLAND, BRISTOL, BS6 6NQ



## FOR SALE BY AUCTION

This property is due to feature in our online auction on 18 September at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## SUMMARY

GARAGE 8 - DOUBLE GARAGE SITUATED IN A HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION IN REDLAND

## DESCRIPTION

A double garage with two up and over doors situated in a rank on Kensington Road, a highly sought after residential location in Redland. The garage presenting a rare opportunity for local residents and is ideal for parking and/or secure storage.

## ADJOINING GARAGE & DEVELOPMENT POTENTIAL

Please note the adjoining garage (Garage 9) is also being offered for sale in the same auction as a separate lot. Purchasing both garages will present an opportunity to redevelop the site if planning consent can be obtained to demolish both garages and replace with a house (similar to the adjoining property).

## LOCATION

The garage is situated in a prime location in Redland on Kensington Road, a road off Redland Grove. Redland train station is located just 120 yards away and easy access is also provided to Gloucester Road and Whiteladies Road.

## GARAGE DIMENSIONS

Depth: TBC

Width: TBC

## 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.

## PLANNING

Planning requirements are subject to regular changes, updates and even individual interpretations by the Local Authority. Prospective buyers are therefore required to make their own enquiries with the Local Authority and review the documents contained in the auction legal pack fully to satisfy themselves that the property is compliant in this respect. Maggs & Allen accept no liability in the event that any Licensing or Planning requirements/documents are not in order at the point of sale.

## TENURE

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

## 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](mailto: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



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.