



# MAGGS & ALLEN

3 UPPER GREEN LANE  
BUTCOMBE, BRISTOL, BS40 7UT

**Guide Price: £150,000+**

- 24 July LIVE ONLINE AUCTION
- Charming semi-detached house for updating
- Rural location in the village of Butcombe
- 140 ft rear garden overlooking open fields
- 6-week completion



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

**0117 973 4940**  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)





## FOR SALE BY AUCTION

This property is due to feature in our online auction on 24 July 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## SUMMARY

CHARMING SEMI-DETACHED PROPERTY WITH HUGE POTENTIAL IN THE CHEW VALLEY

## DESCRIPTION

Situated in the peaceful village of Butcombe, just north of picturesque Blagdon Lake, this delightful two-bedroom semi-detached home offers a rare opportunity to create something truly special. While the property would benefit from some modernisation, it boasts a spectacular 140 ft rear garden that backs directly onto open countryside – a perfect backdrop for rural living.

Ideal for private buyers and developers alike, this property presents excellent scope to extend and add significant value (subject to the necessary consents). Whether you're looking to create your dream home or a smart investment, this is a unique opportunity in a sought-after Chew Valley location.

## LOCATION

The property is situated on Upper Green Lane off Mill Lane in the picturesque village of Butcombe in the Chew Valley. The beautiful Blagdon Lake is within easy reach and excellent transport links are provided to Bristol Airport.

## ACCOMMODATION

The ground floor comprises of an entrance hall, living room, kitchen and bathroom whilst the first floor provides two double bedrooms. Externally, there is a raised garden to the front with scope to create off-street parking and a 140 ft garden to the rear.

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

## TENURE

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

## COMPLETION

Completion for this lot will be 6 weeks from exchange of contracts or sooner by mutual agreement.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: E

## 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 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.



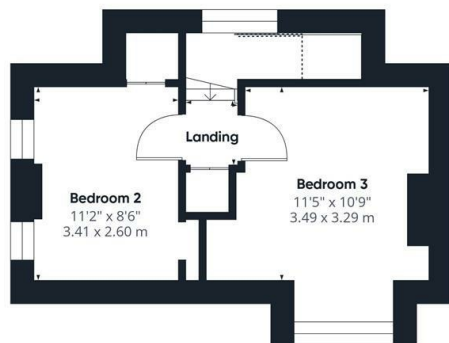


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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
671 ft<sup>2</sup>  
62.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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