

MAGGS & ALLEN

15 WHITEHOUSE STREET
BEDMINSTER, BRISTOL, BS3 4AR



Guide Price: £125,000+

A freehold development site with planning permission granted for the construction of a stylish three-storey, four-bedroom townhouse. The approved design includes a private courtyard garden and a roof terrace – perfect for modern urban living.

The site is situated in an area undergoing major regeneration, just a short distance from the city centre. There may also be scope to amend the current planning consent for alternative schemes such as an HMO or conversion into flats (subject to necessary consents), offering further flexibility for developers and investors.

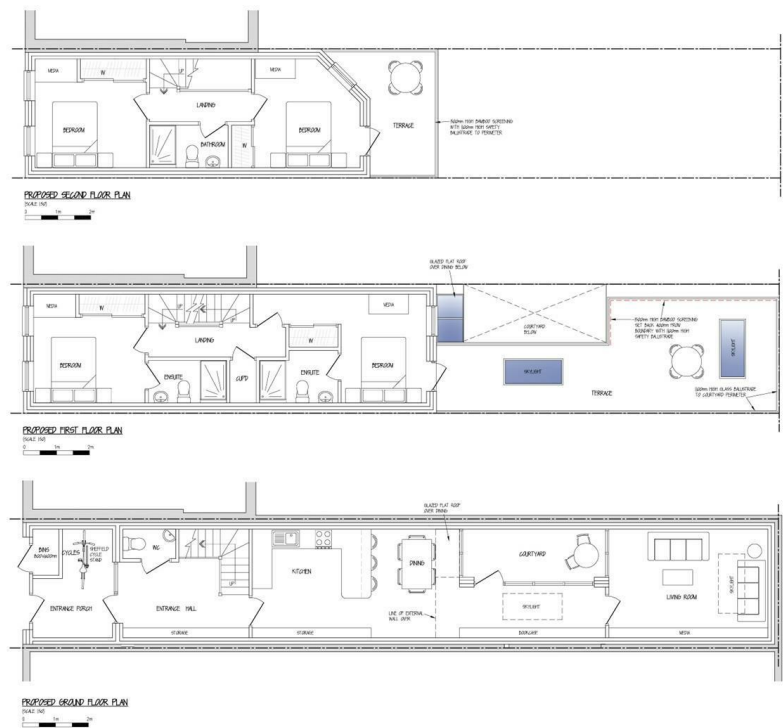
An outstanding opportunity for builders and developers seeking a well-positioned site with planning in place and potential for strong future returns.

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15 WHITEHOUSE STREET, BEDMINSTER, BRISTOL, BS3 4AR



FOR SALE BY AUCTION

This property is due to feature in our online auction on 18 September 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

BUILDING PLOT - PLANNING GRANTED FOR A 4-BEDROOM TOWNHOUSE

DESCRIPTION

A freehold parcel of land currently occupied by a vacant garage with PLANNING GRANTED for the erection of a three storey, 4-bedroom townhouse with courtyard garden and roof terrace. The site is situated in an area undergoing significant redevelopment, within close proximity to the city centre.

There may also be scope to amend the current planning consent for alternative schemes such as an HMO or conversion into flats (subject to necessary consents), offering further flexibility for developers and investors.

LOCATION

The property is located on Whitehouse Street in Bedminster with a range of amenities available locally. Excellent access is provided to the city centre and Bristol Temple Meads train station.

PROPOSED HOUSE - Approx. 144 m² (1,549 ft²)

The proposed house will comprise of an entrance hall, cloakroom and an open-plan kitchen/dining/living room surrounding a courtyard with glazing on three sides. The first floor will provide two double bedrooms (both with en-suites) and a generous roof terrace whilst the second floor will consist of a further two double bedrooms, a bathroom and a further roof terrace.

PLANNING

Outline planning consent was granted on 10 June 2025 for the erection of a four-bedroom house under Application Number: 25/10929/P.

LOCAL AUTHORITY

Bristol City Council.

COMPLETION

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

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.

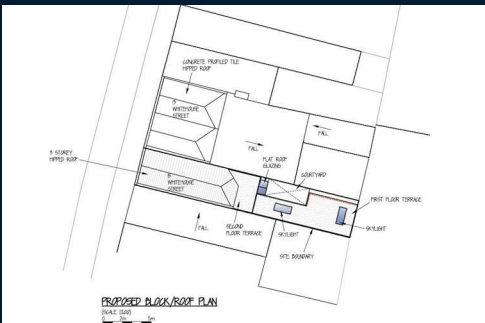
PROXY, TELEPHONE & ONLINE REMOTE BIDDING

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 you 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.



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.