

MAGGS & ALLEN

WORKSHOP ADJ. 1 SEYMOUR ROAD
KINGSWOOD, BRISTOL, BS15 1SD



Guide Price: £95,000+

Versatile Detached Garage/Workshop in Prime Kingswood Location

A rare opportunity to acquire a spacious detached single-storey garage/workshop, ideally positioned in a predominantly residential area of Kingswood. Offering approximately 905 ft² of internal space, this property presents a flexible layout suitable for a variety of uses - either as a workshop, office, secure storage facility, or potentially for alternative development (subject to necessary consents).

The unit benefits from road frontage with an up-and-over garage door and a dropped kerb for easy vehicle access. Additional side access is provided via two separate doors leading to a narrow strip of land, offering further scope for use or potential enhancement.

This is an excellent prospect for business owners, hobbyists, or investors looking to secure a well-located and adaptable premises in a sought-after residential neighbourhood.

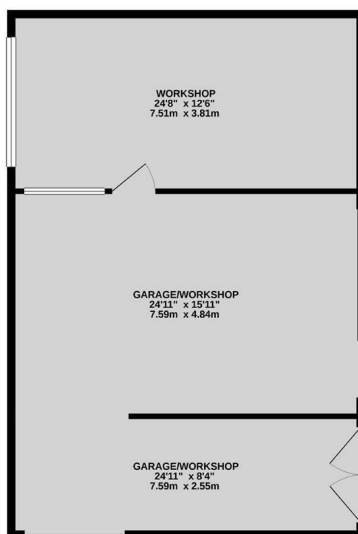
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GROUND FLOOR
905 sq.ft. (84.0 sq.m.) approx.



GARAGE/WORKSHOP REAR OF 2 CROSS STREET

TOTAL FLOOR AREA: 905 sq.ft. (84.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, the seller does not warrant, represent or guarantee the accuracy of the floorplan. The floorplan is for illustrative purposes only and should not be used as a basis for any purchase or other transaction. The actual layout and dimensions may vary from those shown on the floorplan. The seller will not be liable for any errors or omissions.

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

DETACHED SINGLE STOREY GARAGE/WORKSHOP (Approx. 905 ft²)

DESCRIPTION

A detached single storey garage/workshop unit, situated in a predominantly residential location in Kingswood. The property offers spacious accommodation of approximately 905 ft². There is an up and over garage door with road frontage and dropped kerb and two further doors on the side elevation leading to a narrow strip of land. An ideal opportunity for those seeking a workshop or store that may also offer scope for other uses, subject to consents.

LOCATION

The property is situated in Seymour Road, that can be accessed from Morley Road or Broad Street. Easy access is provided to a wide range of shops and local amenities on Kingswood High Street and excellent transport links are provided to the City Centre and A4174 Ring Road.

ACCOMMODATION

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

COMPLETION

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

PLANNING

PLANNING APPROVED - P22/00551/F IN 2022

APPROVED - Change of Use from storage Class B8) to office (Class E (g)) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) and external alterations.

PLANNING CONSENT GRANTED - PK15/3550/F (approved in 2015 but now lapsed) - For alterations to the external of the building to include raising of roofline with a new pedestrian access and gate.

There were also planning applications in 2015 for residential redevelopment that were refused at the time. However, an alternative residential scheme may be suitable, subject to consents.

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.

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

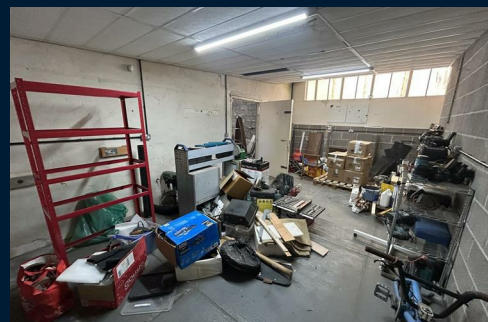
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the 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



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.