

MAGGS & ALLEN

23 ST. LUCIA CRESCENT
HORFIELD, BRISTOL, BS7 0XR



AUCTION GUIDE £150,000

Exciting Residential Development Opportunity – Full Planning Consent Granted

A rare opportunity to acquire a development site measuring approximately 315 m², currently occupied by a 2-bedroom prefabricated bungalow. The site benefits from full planning permission for the demolition of the existing structure and the erection of a new dwelling, offering excellent scope for redevelopment.

Previously, the site had approved plans for two semi-detached bungalows (1 x 2-bedroom and 1 x 1-bedroom), although this consent has now lapsed. There is potential to reapply for similar or alternative schemes, as a neighbouring site has successfully secured planning for a new house—suggesting flexibility in planning policy for the area.

Located in close proximity to Southmead Hospital, the site is ideally positioned for a range of buyers, including builders, developers, and investors looking to capitalise on strong local demand.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

0117 973 4940

WWW.MAGGSANDALLEN.CO.UK

Step down to Plot 2 Garden

Total Rise - 450mm
300mm Gosing x 150mm Rise

Steps down to Plot 2 Entrance

Total Rise - 830mm
250mm Gosing x 207mm Rise

Proposed Ground Floor Plan

Proposed Roof Plan

Proposed Plot 1 GIA - 61m²
Proposed Plot 2 GIA - 50m²

1m 2m 3m 10m

This property is due to feature in our online auction on 16 October 2025 6.00pm. Bidding is via proxy, telephone or online remote bidding.

By appointment.

DETACHED PREFAB BUNGALOW WITH PLANNING GRANTED FOR NEW DWELLING

An exciting development opportunity comprising a parcel of land measuring approximately 315 m² that is currently occupied by a 2-bedroom prefabricated bungalow with driveway and off street parking. Full planning consent has been granted for the demolition of the existing property and the erection of a new dwelling. The site previously had planning for two new semi-detached bungalows (1 x 2-bedroom bungalow and 1 x 1-bedroom bungalow) which lapsed but could be applied for again. Alternative a neighbouring site has achieved planning for house. Situated with close proximity to Southmead Hospital, the site is ideal for builders and developers.

The site is situated in a highly convenient location in Horfield with easy access provided to Southmead Hospital and Horfield Leisure Centre. The immediate area has undergone significant redevelopment in recent years and the subject property is one of the few remaining undeveloped prefab sites.

Full planning was granted on 9th July 2025 for a Replacement bungalow following demolition of existing pre fab bungalow.
Planning ref: 25/11515/F

Previously planning now lapsed was granted on appeal for the demolition of the existing bungalow and the construction of a pair of semi-detached bungalows (one 2 bedroom and one 1 bedroom) on 145 September 2021.
Planning Ref: 20/04902/F
Appeal Ref: APP/Z0116/W/21/3275479

Bristol City Council.



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.