



MAGGS & ALLEN

3 DOWRY PLACE

HOTWELLS, BRISTOL, BS8 4QL

Guide Price: £395,000+

- 12 February LIVE ONLINE AUCTION
- Impressive four storey Georgian mixed-use property
- Fantastic scope for redevelopment
- Potential for 2 large maisonettes or single residence
- Potential GDV of £700 - £750k
- 8-Week Completion



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

0117 973 4940

www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 12 February 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

AN IMPRESSIVE FREEHOLD FOUR STOREY GEORGIAN BUILDING WITH REDEVELOPMENT POTENTIAL

DESCRIPTION

An impressive four-storey, mixed-use Grade II listed Georgian property, prominently positioned in the highly sought-after Hotwells area, moments from Bristol's vibrant Harbourside and the amenities of Clifton Village.

Offered for sale with vacant possession, this characterful building presents an exciting opportunity for conversion, with potential to create two spacious two-bedroom maisonettes or an exceptional single dwelling, subject to the necessary consents.

A rare and versatile prospect, ideally suited to developers and builders seeking a high-quality conversion project, or owner-occupiers wishing to create a unique live/work space in one of Bristol's most desirable locations.

LOCATION

Situated in a predominantly residential and central location in Hotwells, within easy reach of the Harbourside.

EXISTING ACCOMMODATION

The property measures approximately 1,700 ft² (158 m²) and is currently arranged to provide a former chiropractic clinic on the ground and basement levels with a residential maisonette on the first and second floors.

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

REDEVELOPMENT POTENTIAL

The property offers potential to reconfigure the existing accommodation into two spacious 2-bedroom maisonettes (subject to consents). We would anticipate a potential GDV in the region of £700,000 - £750,000 (£350,000-£375,000 per maisonette), depending on the exact specification.

Alternatively, the property could be converted into an impressive single residence (subject to consents). We would anticipate a resale value in the region of £675,000.

TENURE

Understood to be freehold. Please refer to the legal pack for confirmation.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC) RATINGS

First and Second Floor Maisonette - C

Ground and Basement Clinic - C

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.

RENTAL ESTIMATES

All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.

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.

PRELIMINARY DEPOSITS

The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your 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.

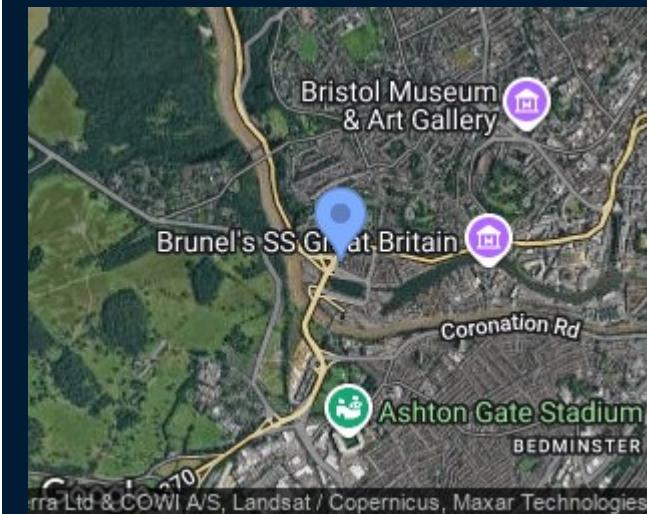
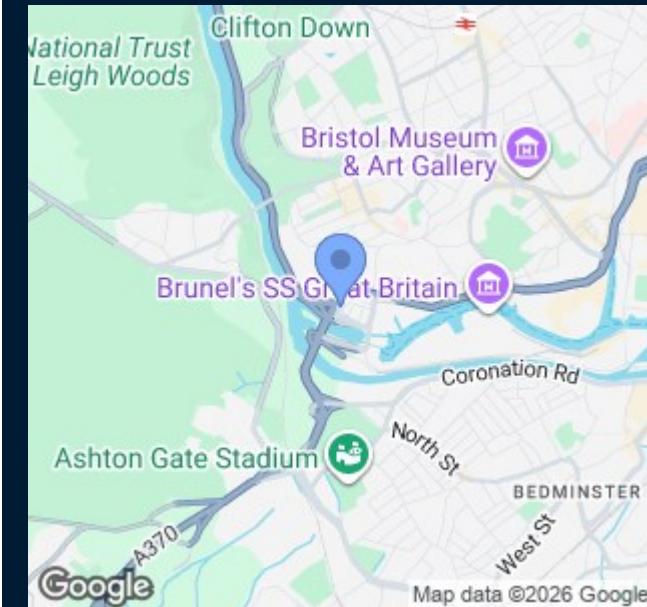
LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

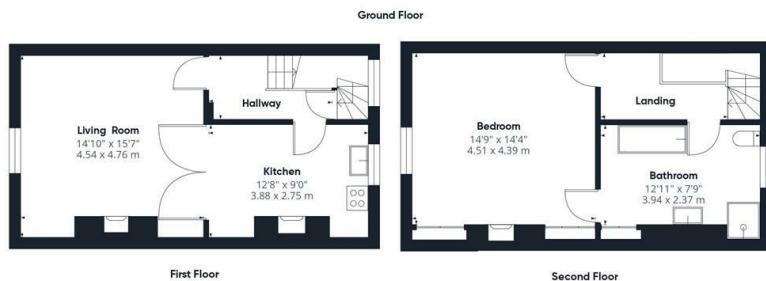
AUCTION OR BRIDGING FINANCE REQUIRED?

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





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.



W
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S
E

Approximate total area⁽¹⁾

1809 ft²

168.1 m²

Reduced headroom

15 ft²

1.4 m²

(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.

GIRAFFE360



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