

# MAGGS & ALLEN

HADRIAN CLOSE  
STOKE BISHOP, BRISTOL, BS9 1DZ



## AUCTION GUIDE £175,000

Detached two-bedroom prefabricated bungalow on a generous private plot in sought-after Stoke Bishop with superb views. Spacious layout with two reception rooms, two double bedrooms, off-street parking, and good-sized gardens front and rear.

Cash buyers only due to construction type—an excellent opportunity for self-builders or developers to demolish and replace with a bespoke home in a prime BS9 location.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

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# 6, HADRIAN CLOSE, STOKE BISHOP, BRISTOL, BS9 1DZ



## FOR SALE BY AUCTION

This property is due to feature in our online auction on 25 June 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## SUMMARY

DETACHED 2 BEDROOM PREBACCIBATED BUNGALOW

## DESCRIPTION

Detached two bedroom prefabricated bungalow set on a generous private plot, approximately 326.77 m<sup>2</sup> (3,517.33 ft<sup>2</sup>) in sought-after Stoke Bishop, boasting superb views. The spacious accommodation includes two reception rooms and two double bedrooms, plus a driveway for ample off-street parking and good-sized front and rear gardens.

Due to the the construction type, this property is subject to a cash buyer only. Would suit owner occupier or builder to demolish the existing and build a bespoke home subject to planning.

## LOCATION

The property is conveniently located for local amenities on Shirehampton Road and Druid Hill in Stoke Bishop. The River Trym Cut, Sea Mills harbour and Viaduct are close by for great walks. There are excellent transport links into Bristol city centre (approximately 3 miles away) and easy access to the M4/M5 motorway network via the Portway, making it ideal for commuters. Sea Mills train station is 240 metres away, the park and ride bus stops are 50 metres away.

## 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.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: E

## TENURE

Please refer to the Auction Legal Pack.

## 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 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.

## 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.



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.