

MAGGS & ALLEN

LAND REAR OF 38 MIDDLE ROAD

KINGSWOOD, BRISTOL, BS15 4XH

Guide Price: £325,000+

- 16 October LIVE ONLINE AUCTION
- Development site with planning consent granted
- Outline consent granted for 3 houses
- Large site of approx. 0.3 acres
- GDV of circa £1,425,000
- 8-week completion



Auction & Commercial
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FOR SALE BY AUCTION

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

VIEWINGS

By appointment.

SUMMARY

DEVELOPMENT SITE WITH PLANNING GRANTED FOR 3 HOUSES

DESCRIPTION

Set within a peaceful residential street in Kingswood, this prime 0.3-acre site benefits from outline planning consent for the construction of three stylish new homes, each with private parking and gardens. The level plot presents an exciting opportunity to deliver an exclusive small-scale development in this sought-after location.

Whilst the approved scheme will provide three dwellings (1 x detached and 2 x semi-detached), there may be scope to increase the number of dwellings - subject to obtaining the necessary planning consents.

The site presents a rare chance to create a high-quality scheme in a desirable setting.

LOCATION

The land is situated to the rear of 38 Middle Road in Kingswood with a new access road to be created to the side of the existing property. Easy access is available to a wide range of local amenities in Kingswood and Staple Hill. Excellent transport links are also provided to Bristol city centre, the A4174 Ring Road and motorway network.

PLANNING

Outline planning consent was granted on 13 June 2025 for the erection of three detached dwellings under Application No. P24/00193/O.

Local Authority: South Gloucestershire Council.

PROPOSED SCHEDULE OF ACCOMMODATION / GDV FIGURES

The approved plans under the outline planning consent propose three new dwellings (1 x detached house and 2 x semi-detached houses). We would anticipate resale values in the region of £450,000 - £475,000 per house, depending on the final design, size and finish.

COMPLETION

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

SITE PLAN & AERIAL IMAGES

The site plan and aerial images (site outlined in green) are provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

TENURE

The site is for sale on a freehold basis.

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 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

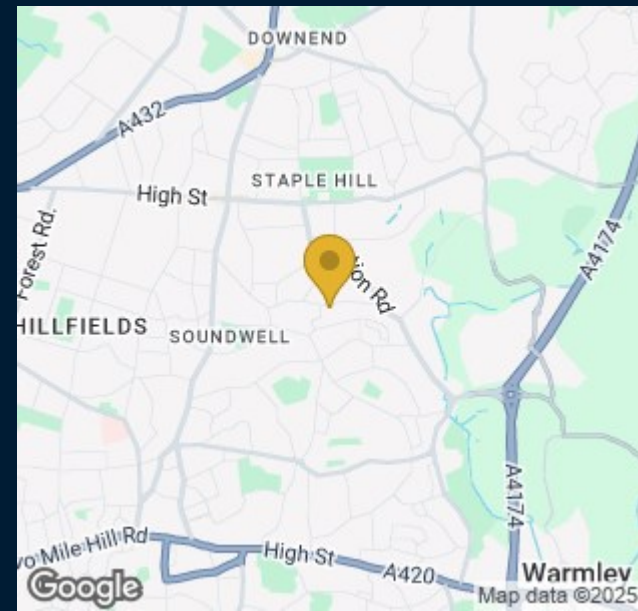
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

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.

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.

