

MAGGS & ALLEN

MISS SAISE'S COTTAGE 68 HIGH STREET
THORNBURY, BRISTOL, BS35 2AW



AUCTION GUIDE £115,000

FANTASTIC RENOVATION PROJECT

A rare opportunity to acquire a quaint period property in the heart of Thornbury High Street. Requiring complete renovation, the property benefits from planning permission to create a two-bedroom cottage with a private rear garden, including a two-storey rear extension and raised roofline. An ideal project for developers, investors or owner-occupiers seeking to create a bespoke home in this highly desirable town centre location.

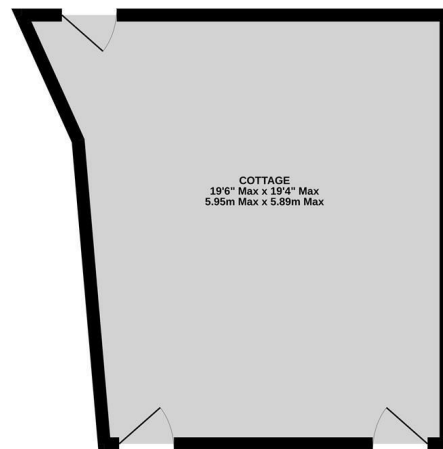
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GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 326 sq.ft. (30.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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FOR SALE BY AUCTION

This property is due to feature in our online auction on the 17th September at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

PERIOD PROPERTY IN NEED OF COMPLETE RENOVATION

DESCRIPTION

A rare opportunity to acquire a quaint period property in the heart of Thornbury High Street, offering an exciting redevelopment project with planning permission already granted.

The property requires complete renovation and benefits from consent for the partial demolition of the existing building, the raising of the roofline, and the construction of a two-storey rear extension to facilitate the conversion into a well-proportioned two-bedroom cottage with a private rear garden. The approved design will create a home in keeping with the adjoining properties while maximising the accommodation on offer.

Situated in an exceptional town centre location, the property is just moments from Thornbury's vibrant High Street, offering an excellent selection of independent shops, cafés, restaurants and everyday amenities. This is an ideal opportunity for developers, investors or owner-occupiers looking to create a bespoke home in a highly desirable market town.

PLANNING

LOCAL AUTHORITY - SOUTH GLOS COUNCIL
REFERENCE: P25/02148/F

PLANNING GRANTED: 26th February 2026

DESCRIPTION: Partial demolition of existing building, raising of roofline and erection of two storey rear extension to facilitate the change of use from storage (Class B8) to 1 no. dwelling (class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

LOCATION

Thornbury is a busy market town to the north of the City of Bristol. The High Street has an abundance of shops, cafes, pubs and restaurants plus a leisure centre and golf course within close proximity. Nearby is the M4/M5 interchange, offering excellent commuting links.

As you enter the High street from the Bristol Road roundabout, the property can be found on your right hand side.

ACCOMMODATION

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

OUTSIDE

The property benefits from a quaint cottage style garden. Very private, laid to gravel and patio with mature shrub borders.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE

Rating: Not Applicable due to size and condition.

TENURE

To be confirmed when legal pack received.

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



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.