

# MAGGS & ALLEN

5 ASH ROAD

BISHOPSTON, BRISTOL, BS7 8RN

**Guide Price: £550,000+**

- 18 September LIVE ONLINE AUCTION
- Substantial semi-detached house (approx. 2,229 ft<sup>2</sup>)
- Potential for conversion into two houses
- Scope for conversion into multiple flats
- Large rear garden and off-street parking
- 8-week completion



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

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)





#### FOR SALE BY AUCTION

This property is due to feature in our online auction on 18 September at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWING

By appointment.

#### SUMMARY

SUBSTANTIAL 5-BEDROOM SEMI-DETACHED HOUSE WITH HUGE SCOPE FOR REDEVELOPMENT

#### DESCRIPTION

An exciting opportunity to transform this substantial 5-bedroom semi-detached property of approximately 2,229 ft<sup>2</sup>, situated in a prime location in Bishopston between Gloucester Road and Horfield Common. In need of full renovation, the property presents outstanding potential - whether you're looking to create a luxurious single-family residence, convert into multiple flats, or develop two separate homes (subject to necessary consents).

Set on a generous plot, the house benefits from a spacious rear garden with scope to extend, as well as ample off-street parking at the front. A rare opportunity for developers, investors, or families seeking to design their dream home in this superb location.

#### LOCATION

The property is situated on Ash Road in Bishopston, which runs between Maple Road and Gloucester Road. Easy access is provided to Horfield Common and a wide range of nearby independent shops, bars and restaurants.

#### ACCOMMODATION

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

#### REDEVELOPMENT OPTIONS

The property offers potential for a wide variety of redevelopment schemes (subject to consents) including:

- Conversion into two houses.
- Conversion into multiple flats.
- Conversion into a large HMO.
- Refurbishment as a substantial 5-bedroom family residence.

#### TENURE

Please refer to the online 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)

Rating: TBC

#### 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](mailto: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](mailto: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

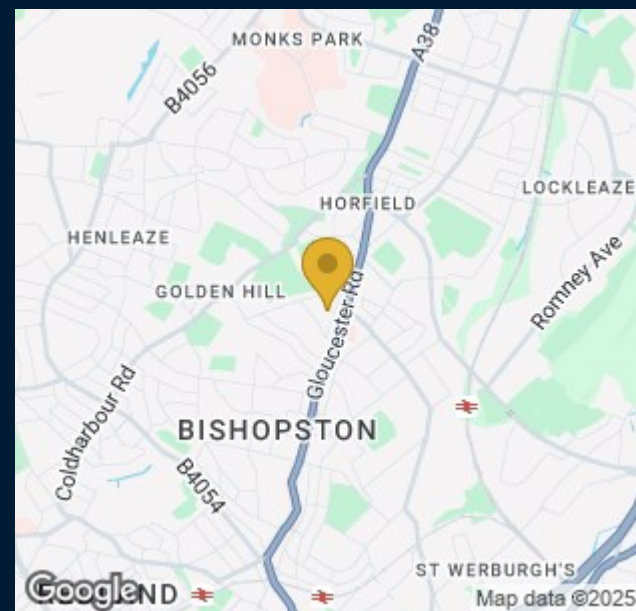
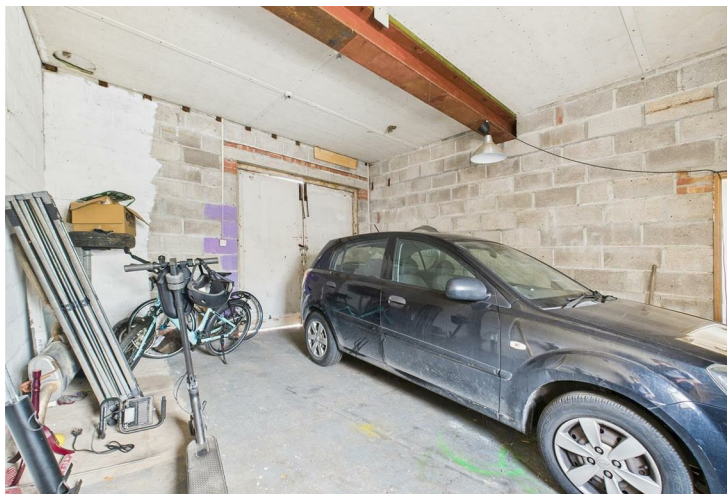
The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of 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.

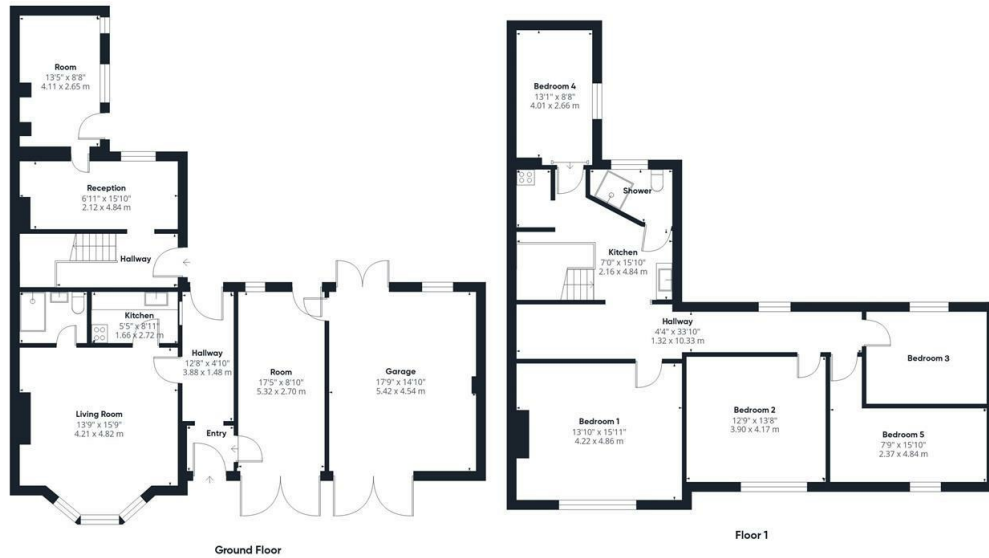






Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.





Approximate total area<sup>(1)</sup>  
2,229 ft<sup>2</sup>  
207.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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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