



**Prospect Crescent, Bristol, BS15 4SR**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

A superb refurbishment opportunity offering excellent potential to modernise and add value. An exciting opportunity to acquire this three-bedroom mid terraced residence, situated in an established residential location within Kingswood, Bristol. Requiring complete modernisation and renovation throughout, the property offers purchasers the opportunity to create a superb family home or investment property, with scope to significantly enhance both its presentation and value.

The accommodation comprises a living room and kitchen diner to the ground floor. The first floor provides three bedrooms, including two doubles and a single bedroom, together with a family bathroom.

Externally, the property enjoys a low maintenance front garden with pedestrian access via steps from Prospect Crescent. There is no vehicular access from the front of the property, although unrestricted on road parking is available nearby.

To the rear is an enclosed garden leading to a detached single garage and an adjacent parking space, both accessed via a rear service driveway.

The property further benefits from roof mounted solar panels. Prospective purchasers should note that these are subject to a separate lease agreement. Full details will be available within the auction legal pack.

The property is offered with vacant possession and will particularly appeal to developers, builders, investors and owner occupiers seeking a rewarding renovation project.







## Key Features

- For Sale by Public Auction
- Livestream, Wednesday 16th September 2026
- Three bedroom mid terraced house requiring complete modernisation throughout
- Excellent opportunity for developers, builders, investors and those seeking a refurbishment project
- Living room, kitchen diner, three bedrooms and family bathroom
- Enclosed rear garden with detached single garage and adjacent off road parking
- Popular residential location within Kingswood, conveniently placed for local amenities and transport links
- Roof mounted solar panels, with full details available within the auction legal pack
- Offered with vacant possession
- Long leasehold interest with approximately 933 years remaining

**Auction Guide**  
**£170,000**



### Situation

Prospect Crescent occupies a convenient position within the popular Kingswood area, to the east of Bristol city centre. The locality is well established and predominantly residential, offering an excellent range of day-to-day amenities including supermarkets, independent retailers, cafés and leisure facilities, together with Kingswood High Street only a short distance away.

The property is well placed for a number of primary and secondary schools, whilst nearby parks and open spaces provide a range of recreational opportunities. Excellent transport links are available via regular bus services and the nearby A4174 Ring Road, providing convenient access to Bristol city centre, the M32, M4 and the wider motorway network. The area continues to prove popular with both owner occupiers and investors due to its accessibility, amenities and strong residential demand.

### Auction Details:

Sheldon Bosley Knight Land and Property Auction

Wednesday 16th September 2026 at 1.00pm

Live stream auction, with remote bidding available online, by telephone or by proxy.

### Auctioneers Note

The solar panel documentation, together with the associated lease and any related documentation, will be available for inspection within the auction legal pack.

### Auction Terms

This property is offered for sale by traditional auction by SBK Sales Ltd, trading as SBK Auctions. The property will, unless previously sold or withdrawn, be sold subject to the Special Conditions and General Conditions of Sale contained within the Auction Legal Pack. The Auction Legal Pack will be available to download by registered bidders. The sale will take place on the stated auction date by way of a live stream auction and the property is being sold on an unconditional basis with a fixed fee. Some sellers may consider a pre-auction offer and the lot may be sold or withdrawn before the auction.

If the reserve price is met and the auctioneer's gavel falls, binding contracts of sale will be exchanged at that point.

### Auction Deposit and Fees

The following deposits and non-refundable auctioneer's fees apply and will need to be paid to the auctioneer on exchange of contracts:

- 10% deposit, subject to a minimum of £5,000
- Buyer's Premium of £1,500 inc. VAT

There may be additional costs listed in the Special Conditions of Sale, which will be available to view within the Auction Legal Pack. These additional costs may be payable on completion. Buyers must read the Auction Legal Pack carefully and take professional advice before bidding.

### Guide Price and Reserve Price

The guide price is an indication of the seller's current minimum acceptable sale price and is given to assist interested parties in deciding whether or not to pursue their interest. The reserve price is the minimum price at which the seller has authorised the auctioneer to sell. The reserve price remains confidential between the seller and the auctioneer.

Where a guide price is shown as a range, the reserve price will be set within that range. Where a single figure guide price is shown, the reserve price will not be set more than 10% above that figure. Both the guide price and reserve price can be subject to change at any time prior to the auction.

### Plans

Plans shown are for identification purposes only.

### Services

The auctioneer understands that mains gas, electricity, water and sewerage are connected to the property

### Directions

What3Words: ///across.veal.lowest

### Tenure

The property and land are leasehold, held under the terms of a 999 year lease commencing on 7 September 1960. The roof mounted solar panels are subject to a separate lease dated 18 November 2011 for a term of 25 years and 6 months. Further details are contained within the auction legal pack. Vacant possession will be given upon completion, which will be 40 working days after the auction. Please refer to the Auction Legal Pack for further details.

### Bidder Registration and Auction Legal Pack

If you would like to register to bid, please visit:

[passport.eigroup.co.uk/bidder-registration/sheldon-bosley-knight/](https://passport.eigroup.co.uk/bidder-registration/sheldon-bosley-knight/)

You can opt to bid online, by telephone or by proxy.

The Auction Legal Pack for the lot you are interested in can be downloaded here:

[auctioneertemplates.eigroup.co.uk/guides.aspx?a=1236&c=sbk](https://auctioneertemplates.eigroup.co.uk/guides.aspx?a=1236&c=sbk)

All bidders must register before bidding, complete the required identity checks and be approved to bid. Full details on how to register to bid, and a guide to buying at auction, can be found at:

[sbkauctions.co.uk](https://sbkauctions.co.uk)

### Preferred Solicitors

If you would like details of our preferred solicitors, please contact the auction team and we can arrange for information to be sent to you.

### Legal Documents and Additional Costs

It is essential that bidders check the legal documents prior to bidding and take professional advice. The legal pack may include searches, title documents, Special Conditions of Sale, tenancy information, planning documents, notices, replies to enquiries and other documents relevant to the lot.

Special Conditions of Sale can contain additional costs, being costs over and above the price the lot is knocked down at, and bidders are deemed to be aware of any additional costs prior to bidding.

Bidders must rely on their own inspection of the legal pack and any professional advice they obtain before bidding.

### Viewings

All viewings are by appointment only through the Auction Department.





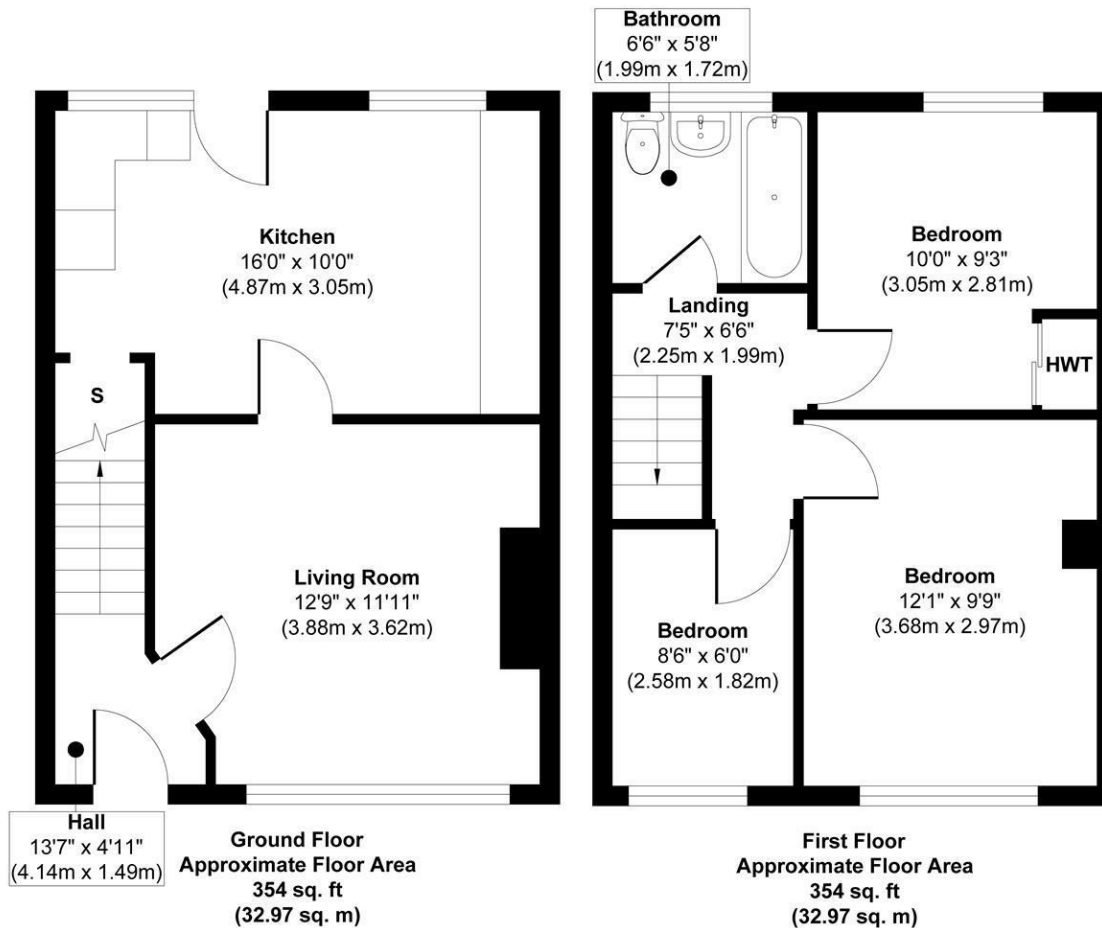








# Floorplan



**Approx. Gross Internal Floor Area 708 sq. ft / 65.94 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



EPC Rating - F

Tenure - Long Leasehold

Council Tax Band - B

Local Authority  
South Gloucestershire

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

PLANNING &  
ARCHITECTURE

COMMERCIAL

STRATEGIC  
LAND

NEW  
HOMES

BLOCK  
MANAGEMENT

RURAL



#### DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.