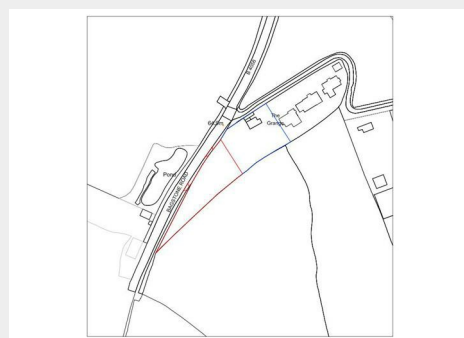
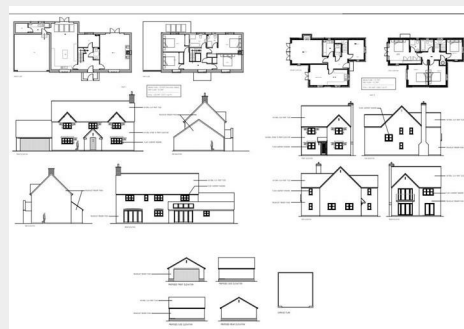


## Building Plots @, The Grange Bagstone Road, Bagstone, Auction Guide Price +++ £200,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH JUNE 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JUNE LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT SITE
- PLANNING GRANTED | GDV£1.3m
- 2 X DETACHED HOUSES | DOUBLE GARAGE
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold DEVELOPMENT SITE ( 0.34 acre ) with PLANNING GRANTED to erect 2 x DETACHED HOUSES with GARDEN and GARAGE | GDV £1.3m

# Building Plots @, The Grange Bagstone Road, Bagstone, Rangeworthy, South Glos, GL12 8BD

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Building Plots @ The Grange, Bagstone Road Bagstone, Rangeworthy, South Glos, GL12 8BD

Lot Number TBC

The Live Online Auction is on Wednesday 18th June 2025 @ 17:30  
Registration Deadline is on Monday 16th June 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE SITE

A Freehold 0.34 acre parcel of land with vehicular access from Bagstone Road.  
Sold with vacant possession.  
Tenure - Freehold

### THE OPPORTUNITY

DEVELOPMENT SITE | PLANNING GRANTED | GDV £1.3M

Planning has been granted to erect a scheme of 2 detached 4 bedroom family homes with parking, gardens and double garages.  
We understand the completed values will be £725k for plot 1 ( 2377.7 Sq Ft ) and £575k for plot 2 ( 1565.7 Sq Ft )

Interested parties should note there is a comprehensive Ground Investigation and Ground Assessment report in the legal pack.

### PROPOSED SCHEDULE OF ACCOMODATION

Plot 1 – 2377.7 Sq Ft | 0.19 Acres  
Ground Floor: Living Room | Study | Kitchen Diner | Utility | Storage | Toilet | Garage  
Second Floor: Bedroom 1 | En Suite | Bedroom 2 | Bedroom 3 | Bedroom 4 | Bathroom  
Outside: Parking | Double Garage | Gardens

Plot 2 – 1565.7 Sq Ft | 0.15 acres  
Ground Floor: Living Room | Kitchen & Breakfast Area | Dining Room | Utility | Toilet  
First Flo or: Master Bedroom | En Suite | Bedroom 2 | Bedroom 3 | Bedroom 4 | Bathroom  
Outside: Parking | Double Garage | Gardens

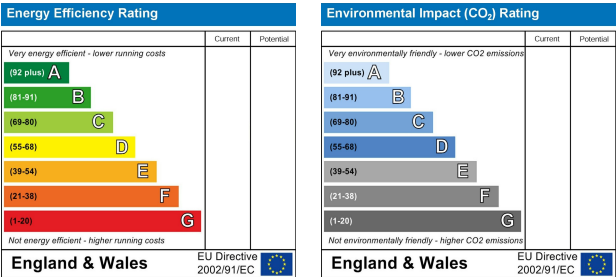
### LOCATION

The land is set in semi-rural location in the village of Rangeworthy, convenient to the town centres of Yate, Thornbury and Wotton-under-Edge. This picturesque village enjoys the ambiance of the quintessential Gloucestershire landscape yet is also able to benefit from its proximity to the facilities such as employment, education, shopping and leisure activities found in the larger urban conurbations surrounding Bristol, Bath and Gloucester. The site is convenient to the motorway network, with junction 14 of the M5 and junction 18 of the M4 both being within 10 miles. Bristol city centre and the intercity Railway station at Parkway are also readily accessible.

## Floor plan



## EPC Chart



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## Auction Property Details Disclaimer

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Please refer to our website for further details.