



THE FARMHOUSE, BRIDGE FARM  
BELL HILL, STAPLETON BRISTOL, BS16 1BQ

Auction Guide £200,000+

- 23 May LIVE ONLINE AUCTION
- Stunning Grade II listed farmhouse
- In need of complete renovation
- 6 bedrooms plus unconverted barns/outbuildings
- Planning consent granted for HMO conversion
- 8-week completion



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

**0117 973 4940**

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



# THE FARMHOUSE, BRIDGE FARM, BELL HILL, STAPLETON, BS16 1BQ

## Auction Guide £200,000+

### FOR SALE BY AUCTION

This property is due to feature in our online auction on 23 May 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

### VIEWINGS

By appointment.

### SUMMARY

SUBSTANTIAL 6-BEDROOM FARMHOUSE FOR RENOVATION WITH ADDITIONAL BARNs & OUTBUILDINGS

### DESCRIPTION

A truly unique opportunity to purchase a stunning 6-bedroom Grade II listed farmhouse in need of complete renovation. The property is principally arranged over three floors with an additional cellar and various barns and outbuildings with potential for conversion to the rear. Externally, the property benefits from a beautiful walled garden to the front/side and further mature gardens to the rear. The farmhouse sits within the curtilage of Bridge Farm, an expansive site of approximately 3.5 acres, which is owned by a not-for-profit community organisation. Bridge Farm is an emerging project which is embracing a different approach to living and working, with a focus on sustainable living, sustainable transport, local food production, local renewable energy production, energy efficiency, connecting with nature, and having a lighter footprint on the planet.

### LOCATION

The farmhouse sits within the grounds of Bridge Farm, which covers an area of circa 3.5 acres and abuts Glenfrome Road and Bell Hill in Stapleton. Easy access is provided to a range of local amenities in Stapleton village and excellent transport/cycle links are available into the city centre.

### ACCOMMODATION

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

### PLANNING

Planning consent has been granted for the conversion of the farmhouse into a 5-bedroom HMO under a wider application which also includes the conversion of 3 separate barns within Bridge Farm into self-contained dwellings and the conversion of various other outbuildings into workshops, a café and event spaces under the community led project. In addition, an outline planning application for the erection of 12 co-housing dwellings towards the southern boundary of Bridge Farm is currently pending consideration.

### TENURE

The farmhouse is to be sold on a new 999 year lease with the freehold being retained by the community organisation, with the objective that it transfers to a community land trust in due course, which the successful purchaser can be part of. A copy of the lease will be available in the online legal pack.

### COMPLETION

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

### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: G

### 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 £1,250 plus VAT (£1,500 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

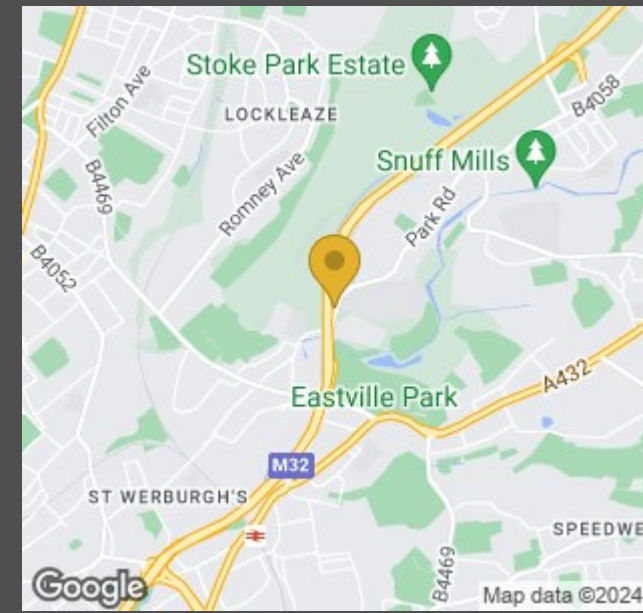
The Preliminary Deposit required for each lot you wish to bid for will be calculated based upon the Guide Price as follows:

£1,000 - £150,000: £5,000

£151,000 and above: £10,000

If you bid is successful, the balance of the deposit monies and Buyer's Premium (1,500 inc 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.





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.





**THE FARMHOUSE, BRIDGE FARM**

**FARMHOUSE (INCLUDING CELLAR):** 2,580 SQ FT (239.6 M<sup>2</sup>) Approx.

**BARN & OUTBUILDINGS:** 900 SQ FT (83.6 M<sup>2</sup>) Approx.

**TOTAL FLOOR AREA:** 3,480 SQ FT (323.3 M<sup>2</sup>) Approx.

Whilst 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.  
Made with Metropix ©2024



22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**

www.maggsandallen.co.uk

