



MAGGS
& ALLEN

FREE PRESBYTERIAN CHURCH
RAMSEY ROAD
HORFIELD, HORFIELD BRISTOL, BS7 0JF

Auction Guide £100,000 - £125,000

- 25 July LIVE ONLINE AUCTION
- Development Site In Horfield
- Level parcel of land - Approx. 223 m²
- Permission in Principle granted for residential development
- 8-Week Completion



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

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www.maggsandallen.co.uk



FREE PRESBYTERIAN CHURCH, RAMSEY ROAD, HORFIELD, BS7 0JF

Auction Guide £100,000 - £125,000

FOR SALE BY AUCTION

This property is due to feature in our online auction on 25 July 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

DEVELOPMENT SITE IN HORFIELD WITH PERMISSION IN PRINCIPLE GRANTED

DESCRIPTION

A level parcel of land measuring approximately 223 m² that is currently occupied by a disused former chapel. Permission in Principle has been granted for the redevelopment of the site to provide residential accommodation and our client's planning consultant has indicated that a scheme of one large house or 2-3 flats may be achievable. This corner plot is situated in a sought after location on Ramsey Road in Horfield and will appeal to builders/developers or commercial occupiers looking to retain the existing building for a community use.

LOCATION

The site is situated in a popular residential location in Horfield, occupying a corner plot between Ramsey Road and Manx Road. The plot is located just a short walk away from the vast array of independent shops, restaurants and transport links that Gloucester Road has to offer. The green open spaces of Horfield common are also within close proximity and boasts an impressive recreational park and swimming pool within the ever popular Horfield Leisure centre. Filton Abbeywood railway station is located around 2.4 miles from the property, providing a direct link to Bristol Temple Meads and the City Centre. This side of Bristol also offers residents access to the countryside of South Gloucestershire as well as the M4 and M5 motorways. Excellent transport links are also provided to the city centre and motorways.

PLANNING

Permission in Principle was granted on 9th May 2024 for the redevelopment of the site to provide residential accommodation under Application No. 24/00091/PIP.

NOTES

Please note that the pews, tables and chairs are excluded from the sale.

COMPLETION

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

LOCAL AUTHORITY

Bristol City Council.

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

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,500 plus VAT (£1,800 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

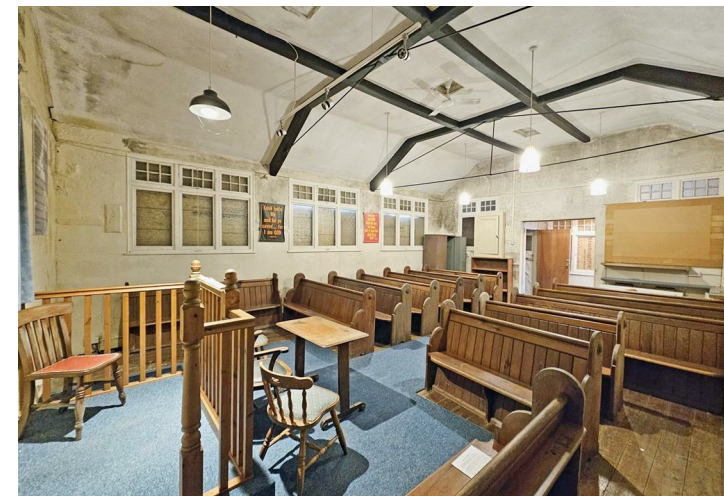
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility 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.

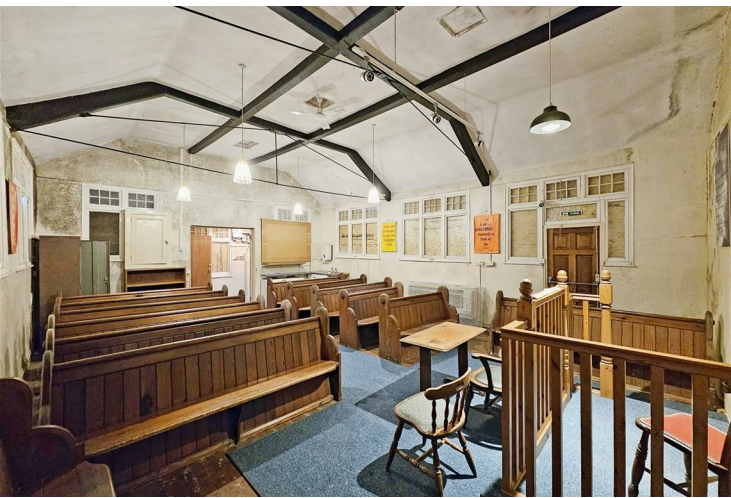
PRELIMINARY DEPOSITS

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 (£1,800 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.

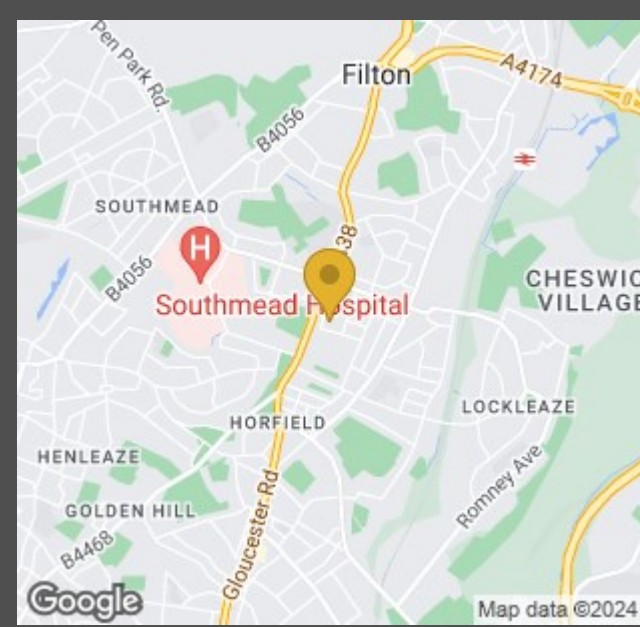




Free Presbyterian Church, Ramsey Road, Horfield, BS7 0JE



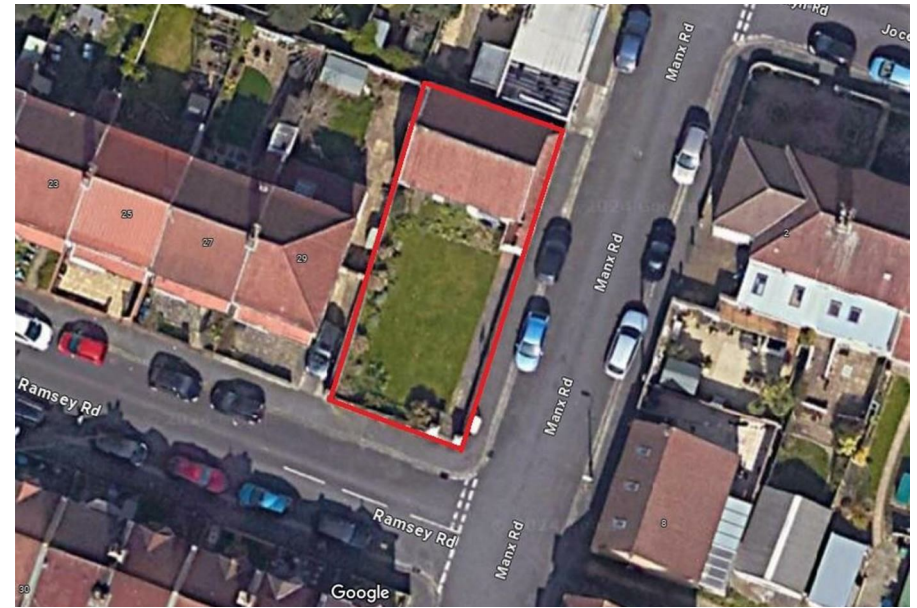
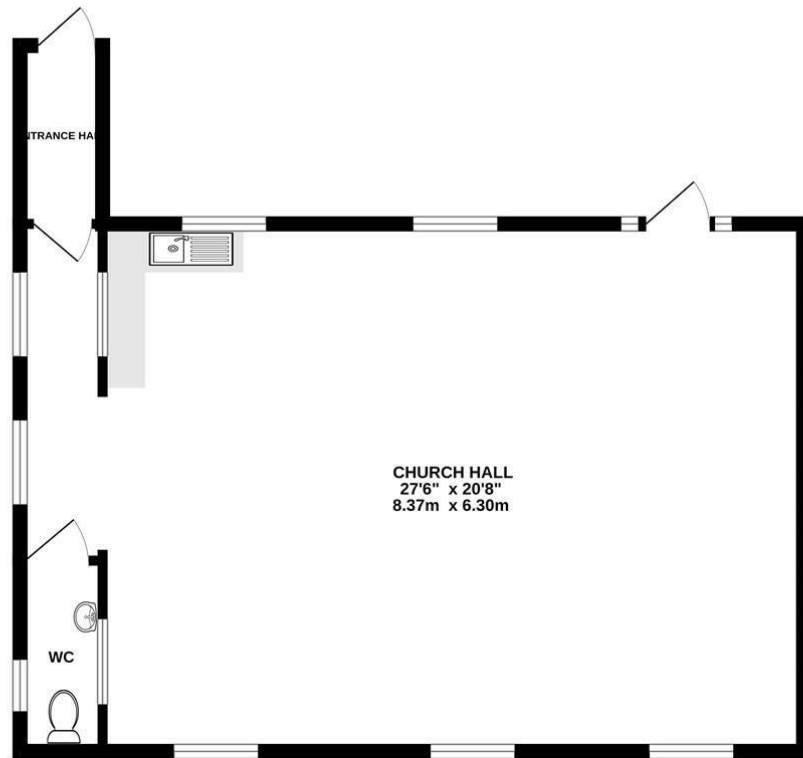
- New building
- External amenity space
- Space allocated for on-site car parking



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.



GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (61.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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