

6 HORTHAM LANE  
ALMONDSBURY, BRISTOL, BS32 4JH

Auction Guide £475,000+

- 25 July LIVE Online Auction
- A substantial 5-bedroom detached house for updating
- Generous grounds extending to approx. 0.45 acres
- Double garage and large driveway
- Potential to create a superb family home
- 8-week completion



Auction & Commercial  
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#### 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

SUBSTANTIAL DETACHED HOUSE FOR UPDATING ON A 0.45 ACRE PLOT

#### DESCRIPTION

An exciting opportunity to purchase a substantial 5-bedroom detached house occupying a generous plot of approximately 0.45 acres. The property is in need of some updating and offers scope to add value and create a fine family home in this popular location in Almondsbury. There are extensive gardens to the side and rear, a large detached double garage and a generous gravel driveway providing ample off-street parking. The flexible accommodation extends to just under 2,000 sq ft and features an expansive open-plan living/dining space on the ground floor and four or five double bedrooms depending on your requirements. A rare find offering excellent value for money for private buyers and developers.

#### LOCATION

The property is situated on the popular Hortham Lane in Almondsbury on the northern fringes of Bristol. There is fantastic access onto the M4, M5 & M32 motorways, while Bristol Parkway Railway Station can be reached within 5 miles where there are regular trains to London. Almondsbury Garden Centre and Almondsbury village are within easy reach where you'll find a selection of local shops and pubs.

#### ACCOMMODATION

The sprawling ground floor accommodation is approached via the entrance hall, which leads to a generous open-plan living/dining room with windows to the front and sliding doors onto the rear garden. This centrally located living space gives access to the remainder of the ground floor rooms, which include the kitchen, utility room, snug, lounge/bedroom and a shower room. An open staircase leads up to the first floor where there are four double bedrooms (one with en-suite) and a family bathroom, all arranged around a central landing.

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

#### OUTSIDE

The property sits within a generous level plot (approx. 0.45 acres) including a gravel driveway, a detached double garage, a smaller single garage and extensive gardens to the side and rear of the main house. The grounds may offer long-term potential for redevelopment, subject to consents.

#### PLANNING HISTORY

An outline planning application for the erection of two detached dwellings on the land to the side of the main house was refused on 24 May 2024 under Application No. P24/00596/O. The property is situated within the Green Belt and it was considered that the proposal under this application did not fall within the limited categories of development normally considered appropriate within the Green Belt. In addition, it had not been demonstrated that very special circumstances exist, such that the normal presumption against development in the Green Belt should be overridden.

#### TENURE

The property is for sale on a freehold basis.

#### COMPLETION

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

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

#### 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)

#### \*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

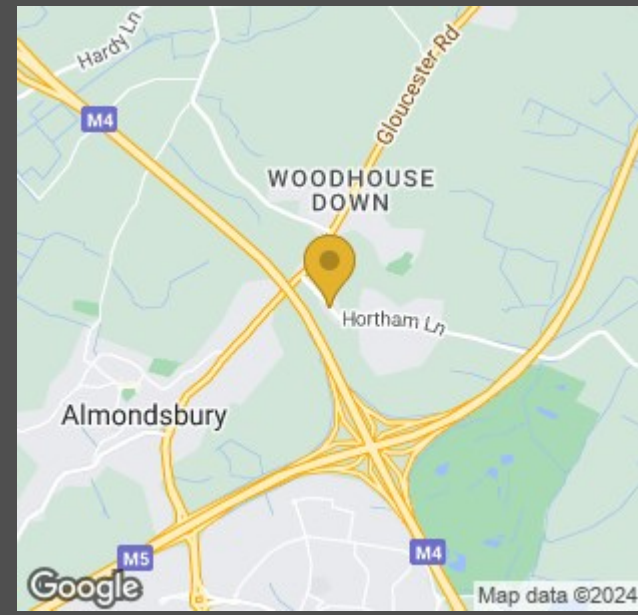
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility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



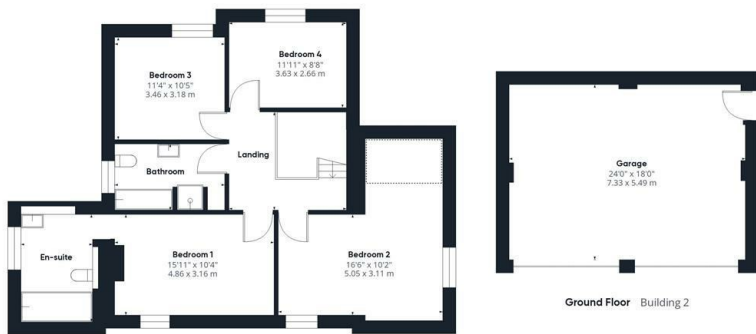


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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**MAIN HOUSE**

**Approximate area<sup>(1)</sup>**

1999.89 ft<sup>2</sup>  
185.8 m<sup>2</sup>

**Reduced headroom**

68.2 ft<sup>2</sup>  
6.34 m<sup>2</sup>

**DOUBLE GARAGE**

**Approximate area<sup>(1)</sup>**

436.23 ft<sup>2</sup>  
40.53 m<sup>2</sup>

**Approximate total area<sup>(1)</sup>**

2436.13 ft<sup>2</sup>  
226.32 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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