



MAGGS
& ALLEN

8 HIGH STREET

YATTON, BRISTOL, BS49 4JA

Auction Guide £595,000+

- 19 September LIVE ONLINE AUCTION
- Development opportunity with scope for additional dwellings
- Substantial 5 bedroom property - over 2,000 sq ft
- Extensive car park to the side & rear gardens
- 8-week completion



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

0117 973 4940

www.maggsandallen.co.uk





8 HIGH STREET, YATTON, BRISTOL, BS49 4JA

Auction Guide £595,000+

FOR SALE BY AUCTION

This property is due to feature in our online auction on 19 September 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

DEVELOPMENT OPPORTUNITY - SUBSTANTIAL DETACHED 5-BEDROOM PROPERTY FOR RENOVATION WITH ADDITIONAL PARKING AND ADDITIONAL OUTBUILDING

DESCRIPTION

An exciting redevelopment opportunity comprising a spacious period five-bedroom property occupying a generous plot of approx. 0.26 acres. The existing property is in need of renovation and is currently arranged as a ground floor commercial premises (most recently trading as a carvery) with extensive living accommodation above and behind. There are large gardens to the rear and a car park to the side that offer potential for the erection of additional residential dwellings, subject to obtaining the necessary planning consents. A superb opportunity for builders and developers to create an exclusive new development in the heart of Yatton.

LOCATION

Situated in the heart of Yatton, 8 High St enjoys a prime location with convenient access to various amenities. The area boasts well-regarded local schools, making it an ideal choice for families. Retail shops, cafes, and essential services are just a short walk away. For outdoor enthusiasts, the nearby Strawberry Line offers scenic walks and cycling routes through picturesque countryside. This vibrant community combines the charm of village life with the convenience of modern living.

DEVELOPMENT POTENTIAL

The property sits on a generous plot of approx. 0.26 acres, which includes an extensive car park, rear gardens and a rear workshop/coach house style building. Subject to obtaining the necessary planning consents, there is scope for the erection of additional dwellings on the land.

LOCAL AUTHORITY

North Somerset Council.

EXISTING PROPERTY

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

GROUND FLOOR

Comprising a ground floor commercial kitchen, walk in freezer, living room and family kitchen.

FIRST FLOOR

Comprising a family bathroom and 5 bedrooms.

OUTSIDE

The property benefits from an expanse of out door space from the large rear garden to the substantial parking located to the side.

TENURE

Understood to be freehold, please refer to the legal pack for confirmation

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

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.





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



Floor 1

Approximate total area⁽¹⁾
 2025.98 ft²
 188.22 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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