



LAND AT THE BATCHES
SOUTH LIBERTY LANE
BEDMINSTER, BRISTOL, BS3 2SG

Auction Guide £250,000+

- SOLD FOR £245,000 - 24 April Auction
- Potential development site in Bedminster
- Scope for a block of 4-6 apartments
- Ideal for builders, developers and speculators
- 8-week completion



Auction & Commercial
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LAND AT THE BATCHES SOUTH LIBERTY LANE, BEDMINSTER, BRISTOL,

Auction Guide £250,000+

FOR SALE BY AUCTION

This property is due to feature in our online auction on 24 April 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SOLD FOR £245,000 - PRIME DEVELOPMENT SITE - SCOPE FOR A SCHEME OF FLATS / HOUSES

DESCRIPTION

A prime site for development measuring approximately 330 m², situated in a highly convenient location in Bedminster just off Winterstoke Road. The site is currently occupied by a range of workshops with yard space and offers excellent scope for redevelopment to provide a block of 4-6 apartments, subject to obtaining the necessary planning consents. A superb development opportunity in an area undergoing significant redevelopment.

LOCATION

The site is situated on the corner of South Liberty Lane and The Batches in Bedminster. A wide range of amenities are available locally on Winterstoke Road, North Street and West Street whilst excellent transport links are provided to the city centre and Bristol Airport via the A38. The immediate area has undergone significant redevelopment in recent years.

PLANNING HISTORY

We understand that no planning applications have been submitted for the redevelopment of the site but plans have been produced to demonstrate a scheme of 4 self-contained apartments in a two storey block with 3 parking spaces (see indicative plans). A higher density scheme of 5-6 flats may be possible, subject to obtaining the necessary planning consents.

APARTMENT RESALE VALUES

We would anticipate the following resale values for one and two bedroom apartments:

1-BEDROOM APARTMENTS: £240,000 - £250,000

2-BEDROOM APARTMENTS: £290,000 - £300,000

COMPLETION

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

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.

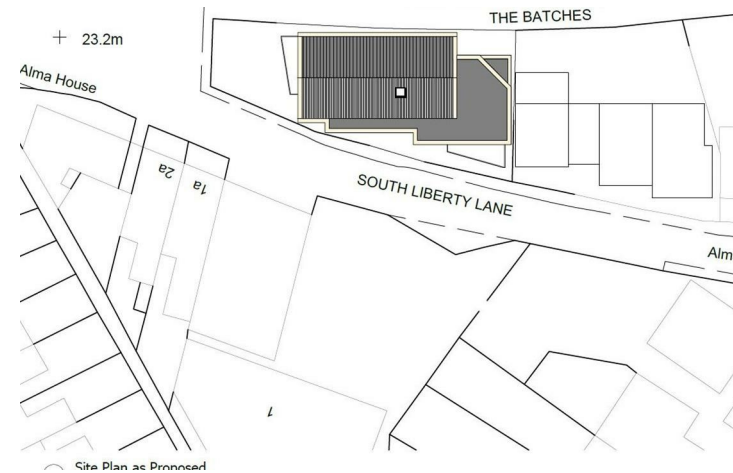
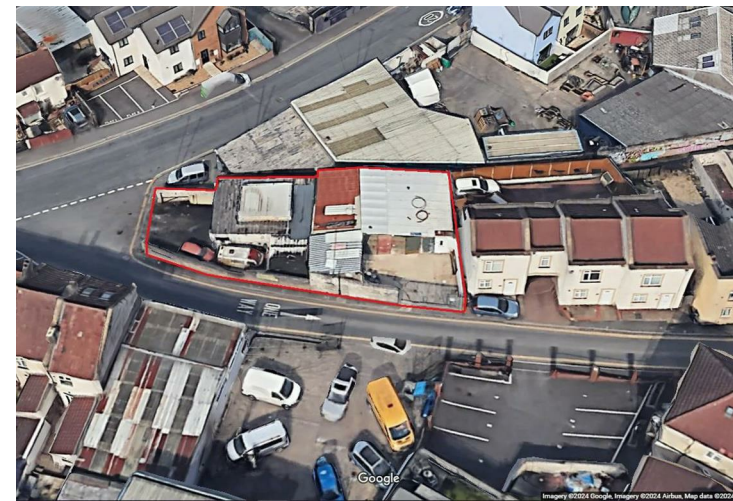
PRELIMINARY DEPOSITS

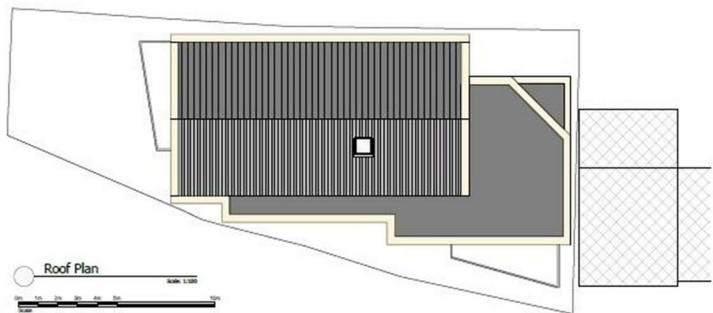
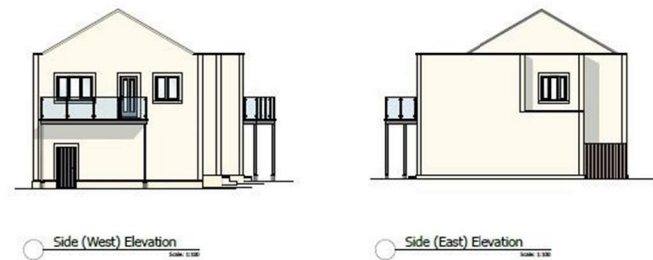
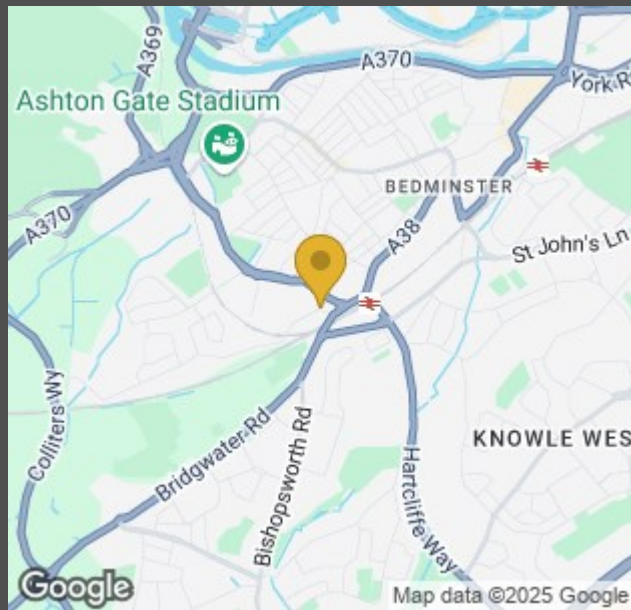
The Preliminary Deposit required for each lot you wish to bid for will be calculated based upon the Guide Price as follows:

£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.





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.



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