



LAND ADJOINING 6 BOWDEN WAY

FAILAND, BRISTOL, BS8 3XA



AUCTION GUIDE £100,000+

POTENTIAL BUILDING PLOT WITH SCOPE FOR A DETACHED HOUSE

A level parcel of land measuring approximately 342 m² offering potential for the erection of a detached house, subject to obtaining the necessary planning consent. The site is nestled in a peaceful cul-de-sac in Failand, offering excellent access to the countryside, Clifton and Bristol city centre. A superb opportunity for builders, developers and self-builders to create a superb family home in this sought-after location.

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LAND ADJOINING 6 BOWDEN WAY, FAILAND, BRISTOL, BS8 3XA



FOR SALE BY AUCTION

This property is due to feature in our online auction on 20 March 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SOLD FOR £137,000 - POTENTIAL BUILDING PLOT WITH SCOPE FOR A DETACHED HOUSE

DESCRIPTION

An exceptional opportunity to acquire a prime building plot of approximately 342 m², perfect for the construction of a bespoke detached home (subject to the necessary planning consents). Nestled in a quiet cul-de-sac in the desirable village of Failand, this level site offers the ideal balance of tranquility and convenience, with easy access to picturesque countryside, Clifton, and Bristol city centre. A fantastic prospect for developers, builders, and self-build enthusiasts looking to create a stunning family residence in a highly sought-after location.

LOCATION

The land is situated adjacent to no. 6 Bowden Way and benefits from road frontage onto the cul de sac. Offering a rural feel with superb access, Failand itself offers a range of amenities, including a café and farm shop, a traditional pub, a village hall, a cricket pitch, and a church. Just 2 miles away, Long Ashton Village adds further convenience with its selection of shops and recreational facilities.

Located approximately 3.5 miles from the iconic Clifton Suspension Bridge, designed by Isambard Kingdom Brunel, this historic landmark provides direct access to Clifton Village, renowned for its stylish boutiques, trendy bars, and diverse restaurants, as well as its proximity to Bristol's vibrant city centre.

PLANNING

The site is not offered for sale with any planning approvals in place although we understand from the sellers that a previous planning consent may have been granted historically. The site offers potential for the erection of a detached house, subject to obtaining the necessary planning consents. Interested parties should make their own enquiries with the local planning authority to establish the suitability of their intended scheme.

GROSS DEVELOPMENT VALUE (GDV)

If planning consent can be obtained for the erection of a detached house, we would anticipate a GDV in the region of £650,000 - £750,000 depending on the size of the house and number of bedrooms.

LOCAL AUTHORITY

North Somerset Council.

COMPLETION

Completion for this lot will be 6 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

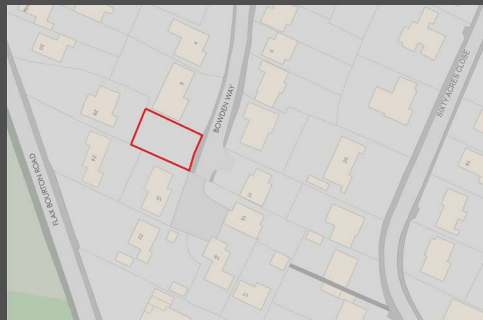
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the 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.



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.