

10 COPLEY GARDENS
LOCKLEAZE, BRISTOL, BS7 9YE

Auction Guide £375,000+

- SOLD FOR £421,000 - 20 March Auction
- Spacious 4-bedroom detached house
- Generous plot of approx. 0.2 acres
- Potential for redevelopment of the site
- Scope for HMO use, subject to consents
- 8-week completion



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10 COPLEY GARDENS, LOCKLEAZE, BRISTOL, BS7 9YE

Auction Guide £375,000+

FOR SALE BY AUCTION

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

VIEWINGS

By appointment.

SUMMARY

SOLD FOR £421,000 - SPACIOUS DETACHED 4-BEDROOM HOUSE ON A LARGE PLOT WITH SCOPE FOR REDEVELOPMENT

DESCRIPTION

A substantial and well-presented 4-bedroom detached house occupying a generous plot of approximately 0.2 acres, which includes extensive wrap-around gardens, a garage and a driveway providing off-street parking. The property offers potential for conversion to an HMO or the whole site could be redeveloped to provide a scheme of flats or houses, subject to obtaining the necessary consents. A superb opportunity for developers, investors and private buyers alike.

LOCATION

The property is situated at the north-eastern end of Copley Gardens, a residential cul de sac in Lockleaze off Constable Road. Easy access is provided to a range of local amenities on Gainsborough Square and the popular Trinity Academy is just 0.14 miles away.

ACCOMMODATION

The ground floor accommodation comprises two reception rooms, a large open-plan kitchen/diner, an office/study, utility room and cloakroom. On the first floor there are four double bedrooms and a family bathroom.

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

HMO & DEVELOPMENT POTENTIAL

The property offers scope for conversion into a large HMO (6 or 7 bedrooms), subject to consents. There is also potential to demolish the existing house and redevelop the site to provide a scheme of 3-4 smaller houses or 6-8 flats, again subject to obtaining the necessary planning consents.

TENURE

The property is for sale on a freehold basis with vacant possession.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

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

*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:

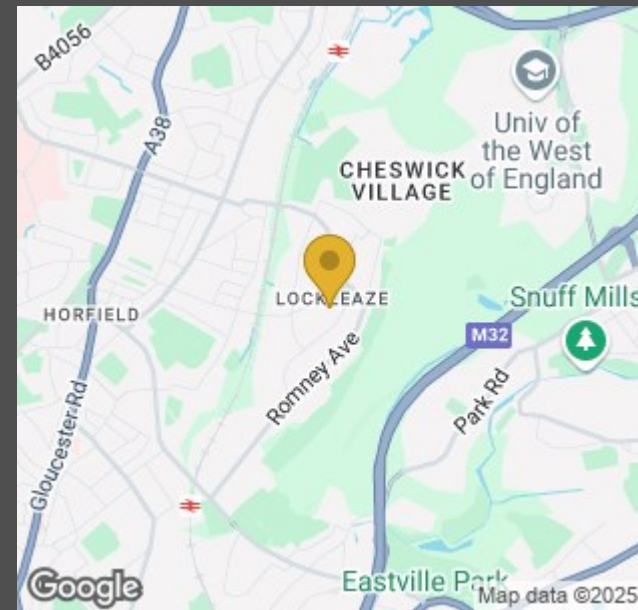
£1,000 - £150,000: £5,000
£151,000 and above: £10,000

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.

RENTAL ESTIMATES

All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.

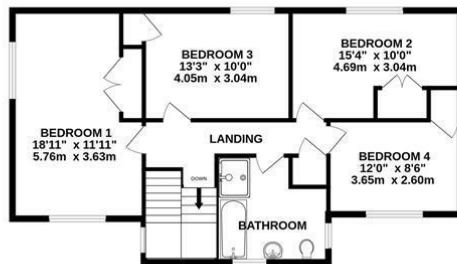




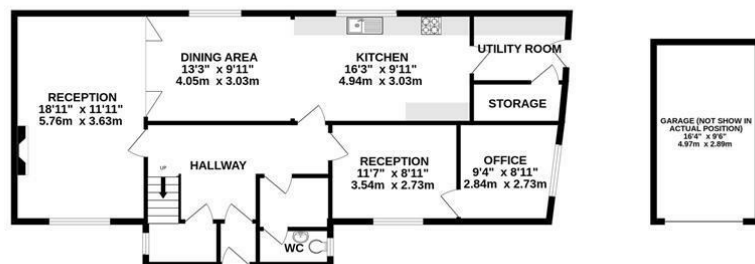
Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.



1ST FLOOR
828 sq.ft. (76.9 sq.m.) approx.



GROUND FLOOR
1151 sq.ft. (106.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1978 sq.ft. (183.8 sq.m.) approx.

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