



LAND R/O 98 LANDSEER AVENUE
LOCKLEAZE, BRISTOL, BS7 9YR

Auction Guide £50,000 - £60,000

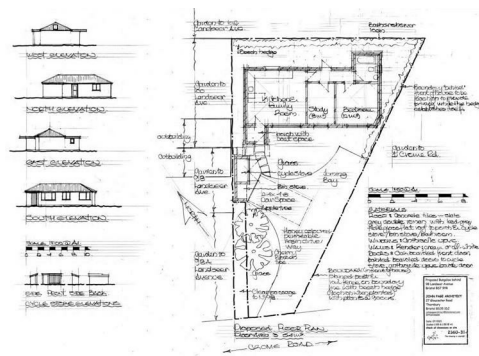
- 24 April LIVE ONLINE AUCTION
- Building plot with planning granted
- Planning approved for a detached bungalow with gardens and parking
- GDV of circa £250,000
- Ideal for builders and developers
- 6-week completion



Auction & Commercial
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www.maggsandallen.co.uk



LAND REAR OF 98 LANDSEER AVENUE, LOCKLEAZE, BRISTOL, BS7 9YR

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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

BUILDING PLOT WITH PLANNING GRANTED FOR A DETACHED BUNGALOW

DESCRIPTION

An exciting opportunity to purchase a level building plot with full planning consent granted for the erection of a detached bungalow with parking and gardens. The site measures approximately 244 m² and benefits from direct access onto Crome Road. A superb opportunity for builders and developers in an area undergoing significant redevelopment.

LOCATION

The land is situated to the rear of 98, 98A and 100 Landseer Avenue with access off Crome Road in Lockleaze. Easy access is provided to a range of local amenities on Gainsborough Square and the popular Trinity Academy is just 0.7 km away.

PROPOSED DWELLING - 54 m²

The proposed bungalow will comprise of an entrance porch, an open-plan kitchen/living room, double bedroom, bathroom and an additional study/second bedroom. Externally, the property will benefit from off-street parking to the front and gardens to the front, side and rear.

GROSS DEVELOPMENT VALUE (GDV)

We would anticipate a GDV in the region of £250,000.

PLANNING

Full planning consent was granted on 12th August 2022 for the demolition of the existing garage and the erection of a single storey dwelling under Application No. 21/02368/F.

NOTES

Please note that rights of access to the rear of 98 & 98A Landseer Avenue will be retained.

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.

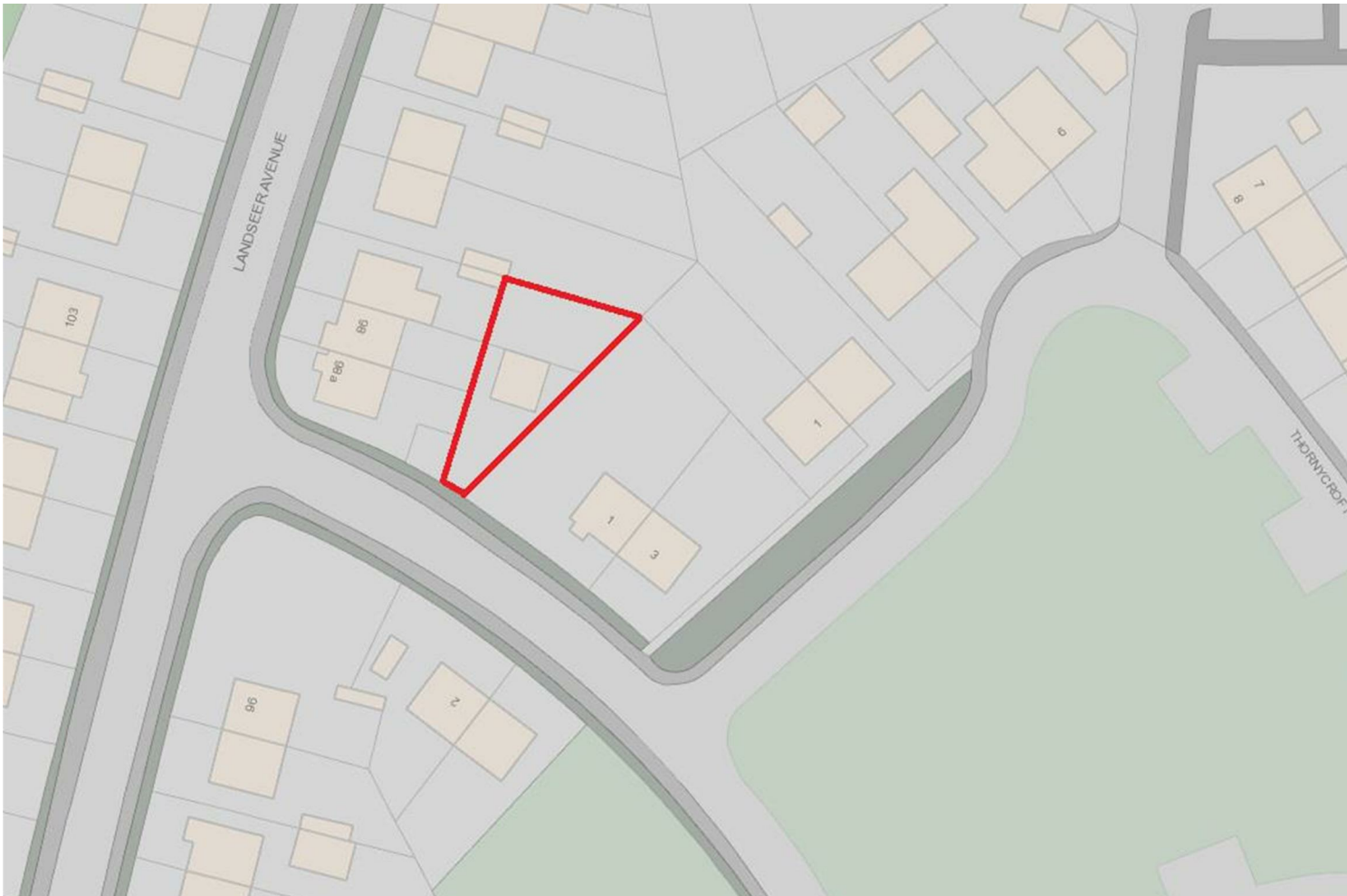
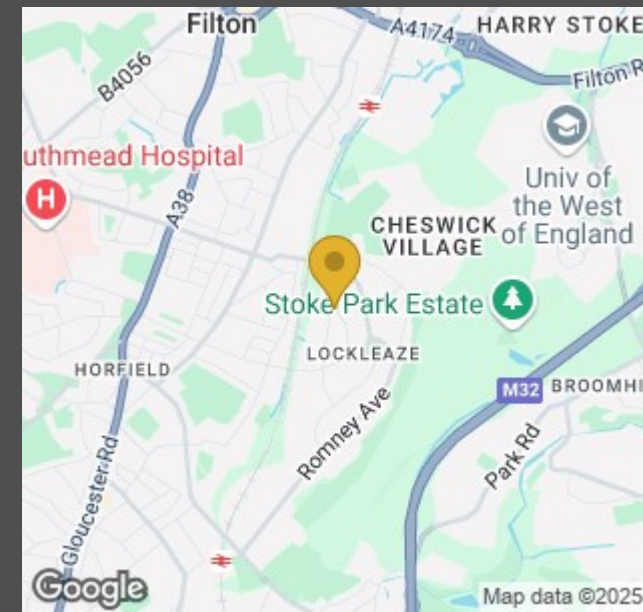
PRELIMINARY DEPOSITS

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

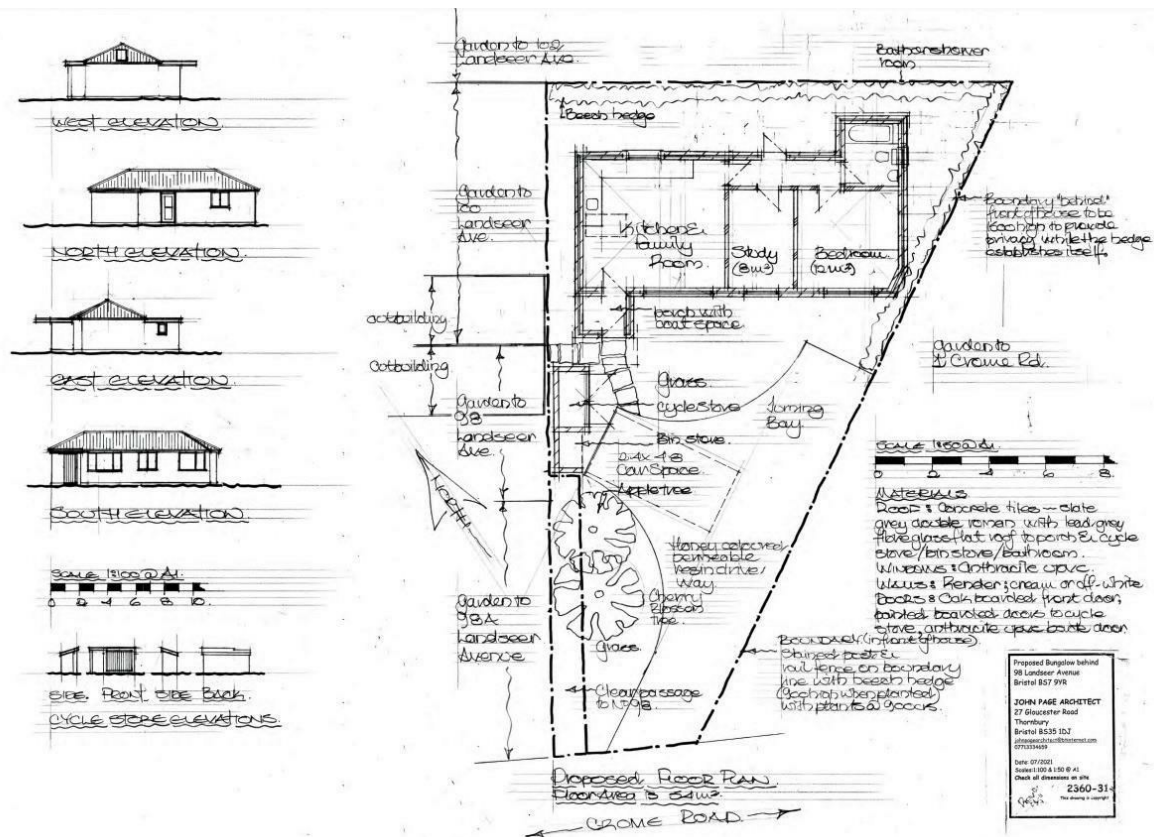
If you bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 inc VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.





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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