

MAGGS & ALLEN

487 GLOUCESTER ROAD
HORFIELD, BRISTOL, BS7 8UA

Guide Price: £695,000+

- 16 October LIVE ONLINE AUCTION
- Substantial three-storey end-terraced building (approx. 2,573 ft²)
- Former 8-bedroom care home
- Redevelopment potential - HMO / Flats / Family Home (STPP)
- Recently replaced roof and well-maintained accommodation
- 8-week completion



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

0117 973 4940
www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 16 October 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SUBSTANTIAL 9-BEDROOM FORMER CARE HOME

DESCRIPTION

An exciting opportunity to acquire a substantial three-storey end-of-terrace period property of approximately 2,573 ft², superbly situated on the vibrant and ever-popular Gloucester Road. Formerly used as an 8-bedroom care facility, the property offers exceptional potential for redevelopment - ideal for conversion into a high-yielding HMO, stylish self-contained apartments, or a spacious family residence (subject to the necessary consents).

Well-maintained throughout, the property benefits from modern double glazing, a recently replaced roof, and a private rear courtyard, providing a solid foundation for future development.

Offered with vacant possession, this is a rare chance to invest in one of Bristol's most sought-after areas, known for its thriving independent shops, cafés, and restaurants, as well as excellent transport links and local amenities.

A versatile and exciting project for developers, investors, or owner-occupiers seeking space, character, and location.

LOCATION

The property is conveniently situated on Gloucester Road in Horfield - highly regarded for its independent shops, cafes, bars, restaurants and public transport links. The area is popular with students, young professionals, and families alike, and offers easy access to Bristol city centre, Southmead Hospital, and major commuter routes.

ACCOMMODATION

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

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:

LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

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 £1,800 plus VAT (£2,160 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

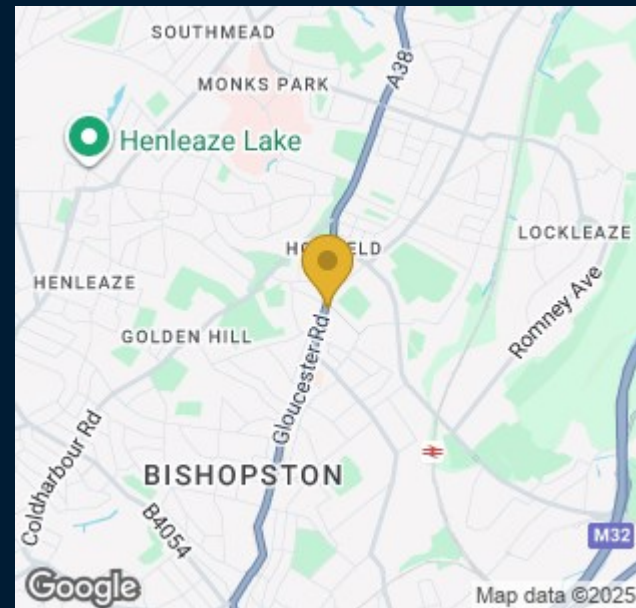
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If you bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus 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.



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Approximate total area⁽¹⁾

2573 ft²
239.1 m²

Reduced headroom

14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom:
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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