

MAGGS & ALLEN

LAND REAR OF 50 COURTNEY ROAD
KINGSWOOD, BRISTOL, BS15 9RH

For Indicative
Purposes Only



Guide Price: £180,000+

A Rare Development Opportunity in Kingswood

An exceptional chance to acquire a desirable building plot tucked away in a sought-after and private setting within Kingswood. The site benefits from outline planning consent for a stylish detached three-bedroom home (approx. 100 m²), complete with its own driveway, private parking, and landscaped gardens.

This is a fantastic project for builders, developers, or self-build enthusiasts to design and create a bespoke family residence in a highly regarded location.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

0117 973 4940

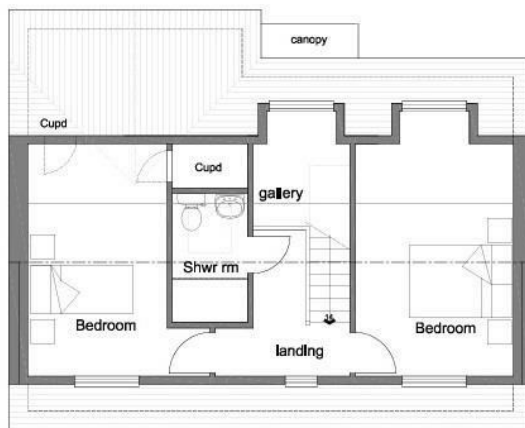
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LAND REAR OF 50 COURTNEY ROAD, KINGSWOOD, BRISTOL, BS15 9RH



Proposed Ground Floor Plan 1|50

GIA 60sqm



Proposed First Floor Plan 1|50

GIA 40sqm

FOR SALE BY AUCTION

This property is due to feature in our online auction on 20 November 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 HOUSE

DESCRIPTION

An exciting opportunity to purchase a building plot in a popular and secluded location in Kingswood. Outline planning consent has been granted for the erection of a detached 3-bedroom house (approx. 100 m²) with a private driveway, parking and gardens.

A superb development project for builders, developers and self-builders to create a fine family residence in this location.

LOCATION

The plot is situated to the rear of 50 Courtney Road in a desirable location in Kingswood. Easy access is provided to a wide range of local amenities in Kingswood and Hanham and there are regular bus services into the city. Families benefit from a choice of highly regarded primary and secondary schools nearby, while Kingswood Park and local leisure facilities provide green space and recreation. Easy access to the A420 and A4174 ensures convenient connections to the M4/M5 and surrounding areas.

PLANNING

Outline planning consent was granted on 21 July 2025 for the erection of a detached dwelling under Application No. P24/02404/F.

PROPOSED HOUSE - 100 m²

The proposed detached dwelling will be accessed via a private driveway leading to a parking area. The approved plans comprise of an entrance hall, living room, kitchen, bathroom and a master bedroom with dressing room on the ground floor. The first floor will provide two further double bedrooms, a shower room and a galleried landing.

We would anticipate a GDV for the finished house in the region of £550,000.

COMPLETION

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

SITE PLAN & AERIAL IMAGES

The site plan and aerial images are provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

TENURE

Understood to be freehold, please refer to the legal pack for confirmation.

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.

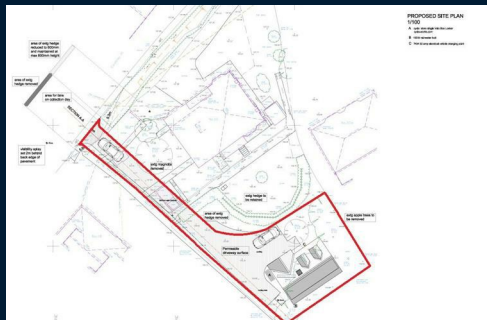
PRELIMINARY DEPOSITS

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.

RESALE ESTIMATES

All resale 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.