



MAGGS & ALLEN

21 WITHEY CLOSE EAST
WESTBURY-ON-TRYM, BRISTOL, BS9 3SZ

Guide Price: £375,000+

- 20 November LIVE ONLINE AUCTION
- Superb redevelopment opportunity
- Cash buyers only
- Potential to 'brick-up' and extend
- Potential resale value of circa £775,000 - £800,000
- Large south-easterly facing garden
- 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 20 November at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

FANTASTIC REDEVELOPMENT OPPORTUNITY IN THE HEART OF WESTBURY-ON-TRYM

DESCRIPTION

An exciting opportunity to acquire a 3-bedroom semi-detached Cornish-style house set on a generous, level plot within a sought-after cul-de-sac in the heart of Westbury-on-Trym.

The property, constructed of non-traditional concrete panels (currently unsuitable for standard mortgage lending), presents exceptional potential for redevelopment. There is ample scope to undertake the required 'bricking-up' works to bring the property up to mortgageable standards, as well as to extend to the side and rear similar to the adjoining properties - subject to the necessary consents.

One of the few remaining homes in the area yet to undergo these improvement works, this property represents a rare chance for builders, investors, and developers to add significant value. Conveniently located within close proximity to Elmlea Primary School and other local amenities, it offers the perfect foundation for creating a spacious and desirable family home.

LOCATION

Withey Close East is a quiet and highly sought-after cul-de-sac situated in the heart of Westbury-on-Trym, one of Bristol's most desirable residential suburbs. The area is renowned for its friendly community atmosphere, attractive tree-lined streets, and convenient access to a wide range of local amenities. The property enjoys a prime position within easy reach of Westbury Village, offering an excellent selection of independent shops, cafés, pubs, and restaurants. Families are particularly drawn to the area thanks to its proximity to the highly regarded Elmlea Primary School and Durdham Downs.

DEVELOPMENT POTENTIAL

Currently constructed of non-traditional concrete panels, the property presents a superb opportunity to 'brick-up' the ground floor elevations whilst also extending to the side and rear, subject to consents. Similar properties in the area have been extended at ground and first floor levels to provide generous family living accommodation on the ground floor and a fourth bedroom on the first floor.

We would anticipate a resale value in the region of £775,000 - £800,000 if the property is redeveloped in this way.

ACCOMMODATION

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

OUTSIDE

The property benefits from a driveway to the front, a single detached garage and outbuilding to the side and a generous 80 ft south-easterly facing rear garden.

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.

AERIAL IMAGES

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: TBC

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

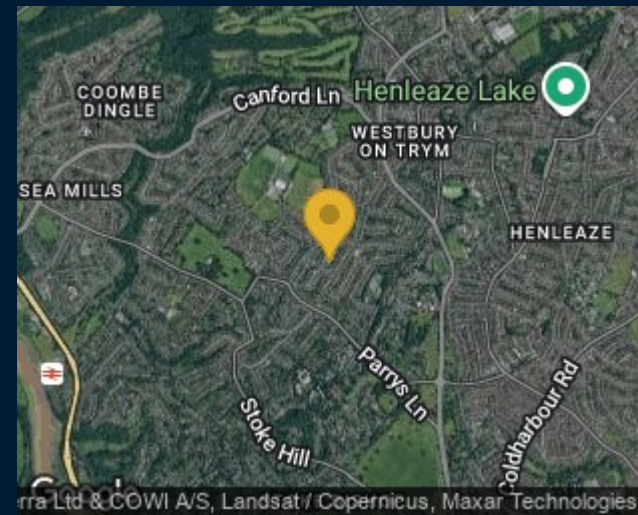
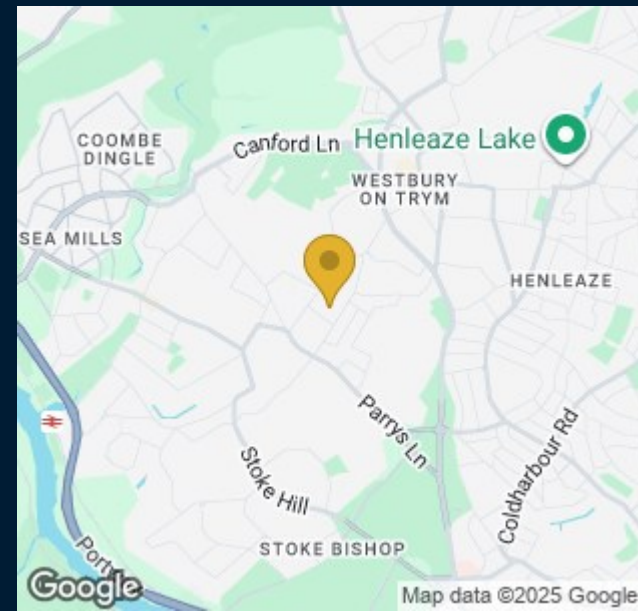
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility 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

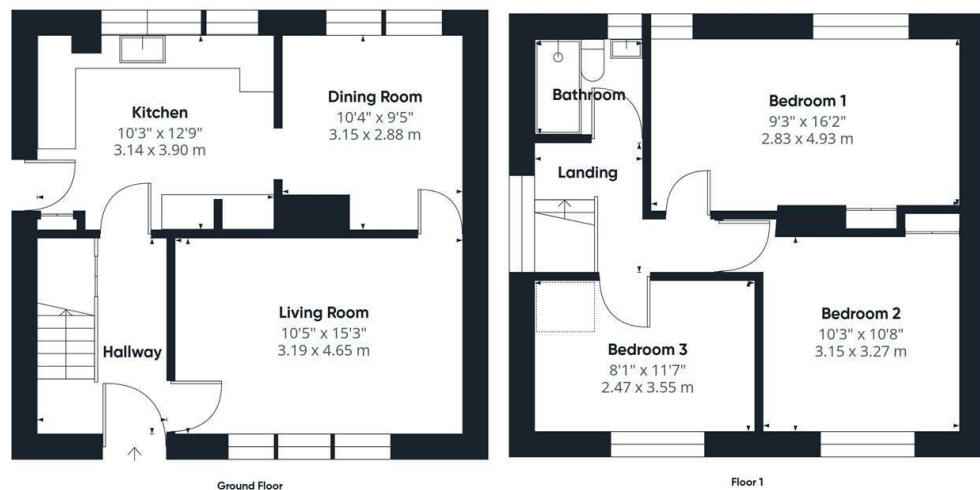
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

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.





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.



Approximate total area⁽¹⁾
904 ft²
84 m²

(1) Excluding balconies and terraces

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

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