

MAGGS  
& ALLEN

**LAND AT GRANGE COURT ROAD**  
WESTBURY-ON TRYM, BRISTOL, BS9 4DR

**Guide Price: £160,000+**

#### FOR SALE BY AUCTION

This property is due to feature in our online auction on 12 February 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWINGS

By appointment.

#### SUMMARY

POTENTIAL BUILDING PLOT IN A PRIME LOCATION ON GRANGE COURT ROAD

#### DESCRIPTION

An exceptional level plot of approximately 493 m<sup>2</sup> (0.12 acres), offering a rare and exciting redevelopment opportunity in a highly desirable position on the borders of Westbury-on-Trym and Henleaze.

Tucked away in a peaceful and secluded setting, the plot adjoins the Sacred Heart Catholic Church on Grange Court Road and benefits from partial stone wall boundaries, adding character and privacy. Currently home to several single-storey storage structures, the site presents excellent potential for the creation of a bespoke detached residence, subject to the necessary planning consents.

This is a superb chance for builders, developers, or self-builders to secure a prime piece of land in one of Bristol's most sought-after residential neighbourhoods. Opportunities of this calibre are rarely available.

#### LOCATION

The site is situated in a superb position on Grange Court Road on the borders of Westbury On Trym and Henleaze, adjacent to the Sacred Heart Catholic Church and opposite Redmaids' High School. Easy access is provided to a wide range of shops and amenities on Henleaze Road and in Westbury Village. Durdham Downs are within easy reach and excellent transport links are available to the city centre.

#### DEVELOPMENT POTENTIAL

Based upon the site area, we consider there is potential for the erection of a detached family home, subject to obtaining the necessary consents. Depending on the exact size and specification of the house, we would anticipate a Gross Development Value in the region of £900,000 - £1,000,000.

Interested parties should make their own enquiries with the local planning authority.

#### LOCAL AUTHORITY

Bristol City Council.

#### SITE PLAN / AERIAL PLAN

The site and aerial plans are provided for indicative purposes only and should not be relied upon. Please refer to the title documents within the legal pack for confirmation of the boundaries. Please note, the site includes a small parcel of land outside of the walled area as per the indicative plan.

#### COMPLETION

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

#### TENURE

The land is offered for sale on a freehold basis and with vacant possession.

#### 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.

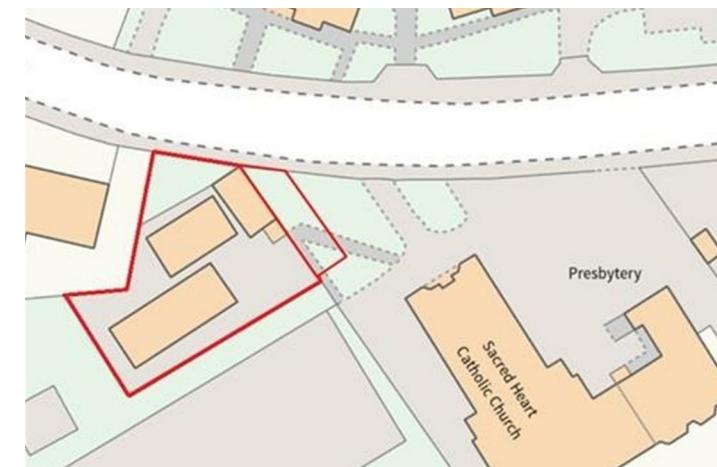
#### PRELIMINARY DEPOSITS

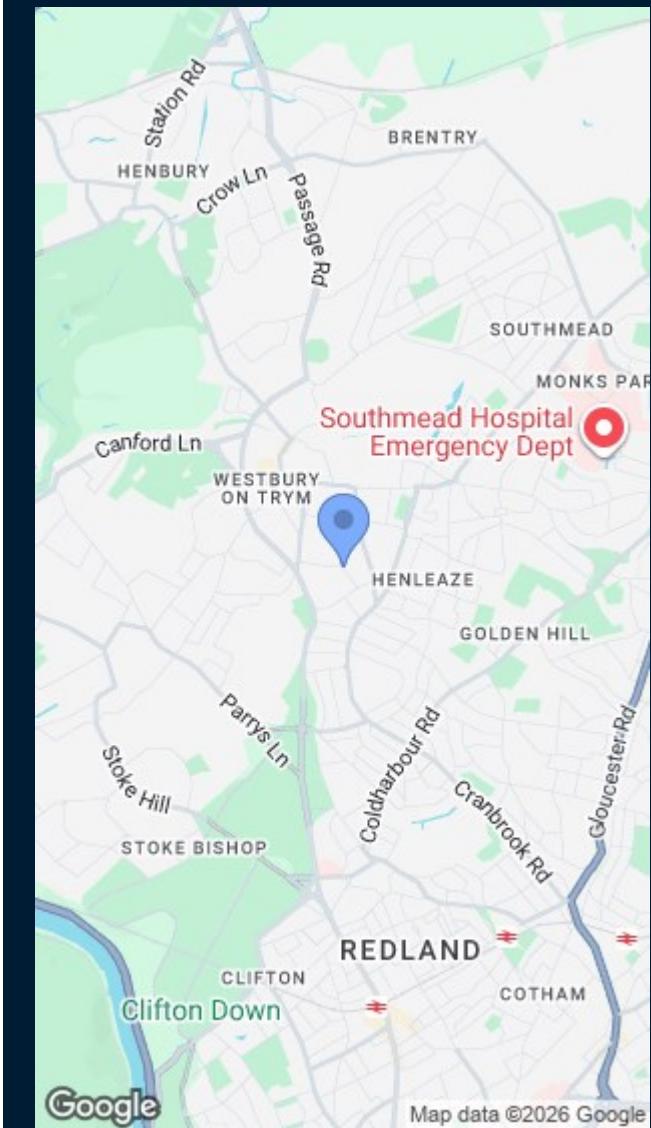
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

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.

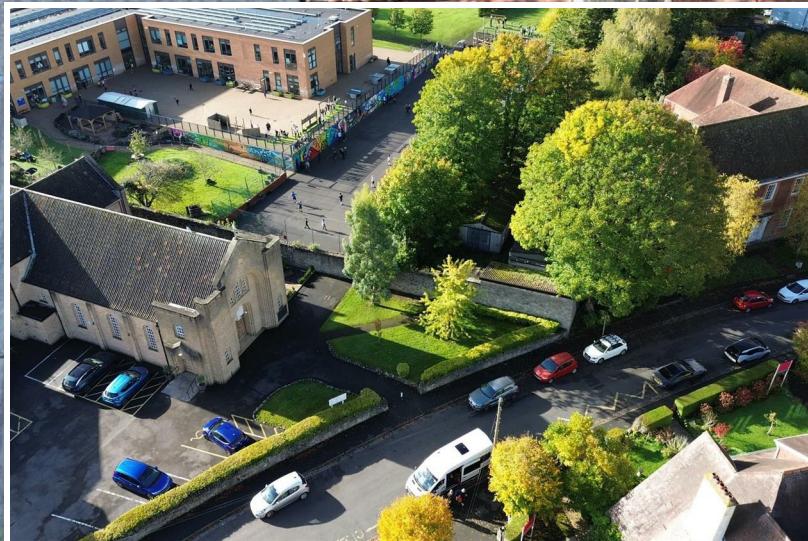
#### SALE ESTIMATES

All sales 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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