



# MAGGS & ALLEN

LAND AT 36 STONEHILL  
HANHAM, BRISTOL, BS15 3HW

**Guide Price: £345,000+**

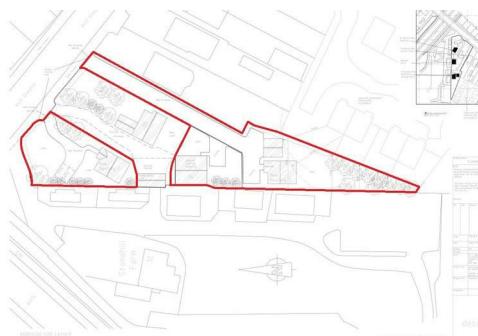
- 19 March LIVE ONLINE AUCTION
- Development site with planning for 3 detached houses
- GDV of circa £1,650,000
- Scheme includes private driveways, off-road parking and gardens
- Generous plot sizes with ample parking and a double garage with Plot 3
- Excellent transport links via the A431, A4174 and A4
- Fantastic Development Opportunity



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

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



#### FOR SALE BY AUCTION

This property is due to feature in our online auction on 19 March 2026 at 6.00pm.

Bidding is via proxy, telephone or online remote bidding.

#### VIEWINGS

By appointment.

#### SUMMARY

DEVELOPMENT SITE - PLANNING GRANTED FOR 3 DWELLINGS

#### DESCRIPTION

An exceptional development opportunity with outline planning consent granted for three detached houses. The approved scheme provides for the construction of two new dwellings, alongside the refurbishment/rebuilding of an existing outbuilding, creating an exclusive development of three new family homes.

The plans also include the formation of two new driveways, dedicated parking for each plot, and thoughtfully designed landscaping. Each plot sits within a generous parcel of land, allowing for ample off-road parking and gardens, whilst the rearmost plot will feature a double garage and rural views.

Accessed directly from the A431 Stonehill Road, this site occupies a highly sought-after location and presents a rare chance to acquire three building plots with approved planning, offering significant potential for developers or self-builders alike.

#### LOCATION

Situated on the borders of Longwell Green and Hanham, the plots enjoy excellent transport links via the A431, A4174 and A4. Excellent transport links are provided to Bristol and Bath and a wide range of amenities are available locally, including supermarkets, schools and public houses.

#### PLANNING

Outline planning consent has been granted for 3 new dwellings (please see planning reference and details below). The approved planning consent is subject to pre-commencement and occupation conditions, together with requirements within the reserved matters of the planning approval.

PLANNING: Erection of 2no. dwellings and rebuilding of 1no. existing dwelling (no. 34) Outline, with all matters reserved (amendment to previously approved scheme P22/06837/O

REFERENCE: P24/00838/O

GRANTED: 29 Jun 2025

LOCAL AUTHORITY: South Gloucestershire Council

#### GROSS DEVELOPMENT VALUE (GDV)

We would anticipate the following resale values, depending on the final design, size and specification.

Plot 1: £550,000

Plot 2: £500,000

Plot 3: £600,000

GDV: £1,650,000

#### 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 online legal pack for confirmation.

#### 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](mailto: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

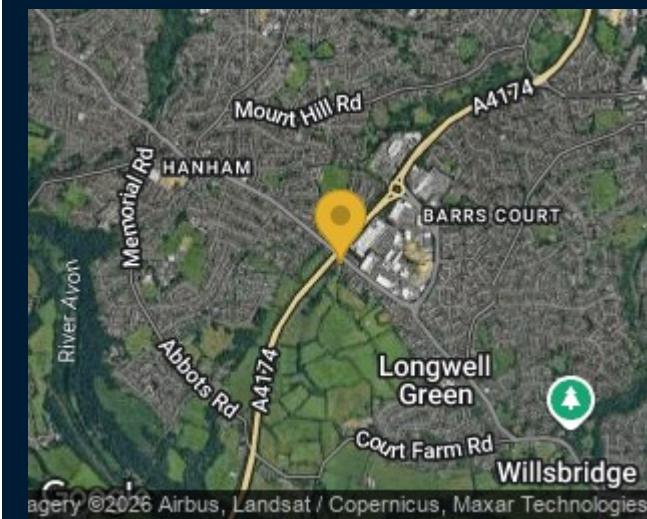
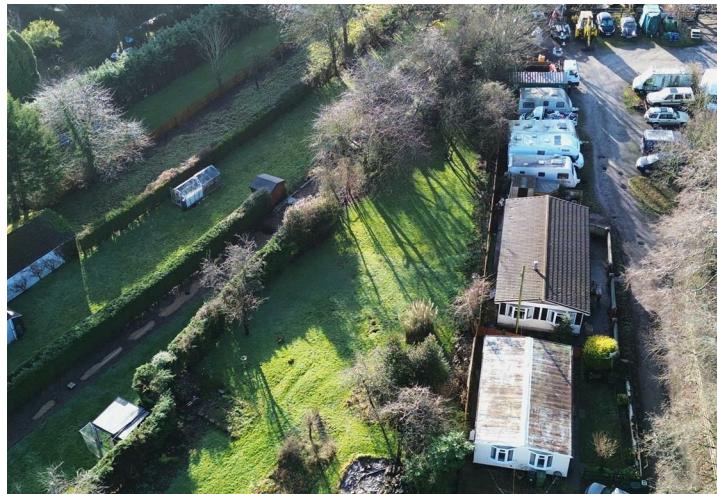
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility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

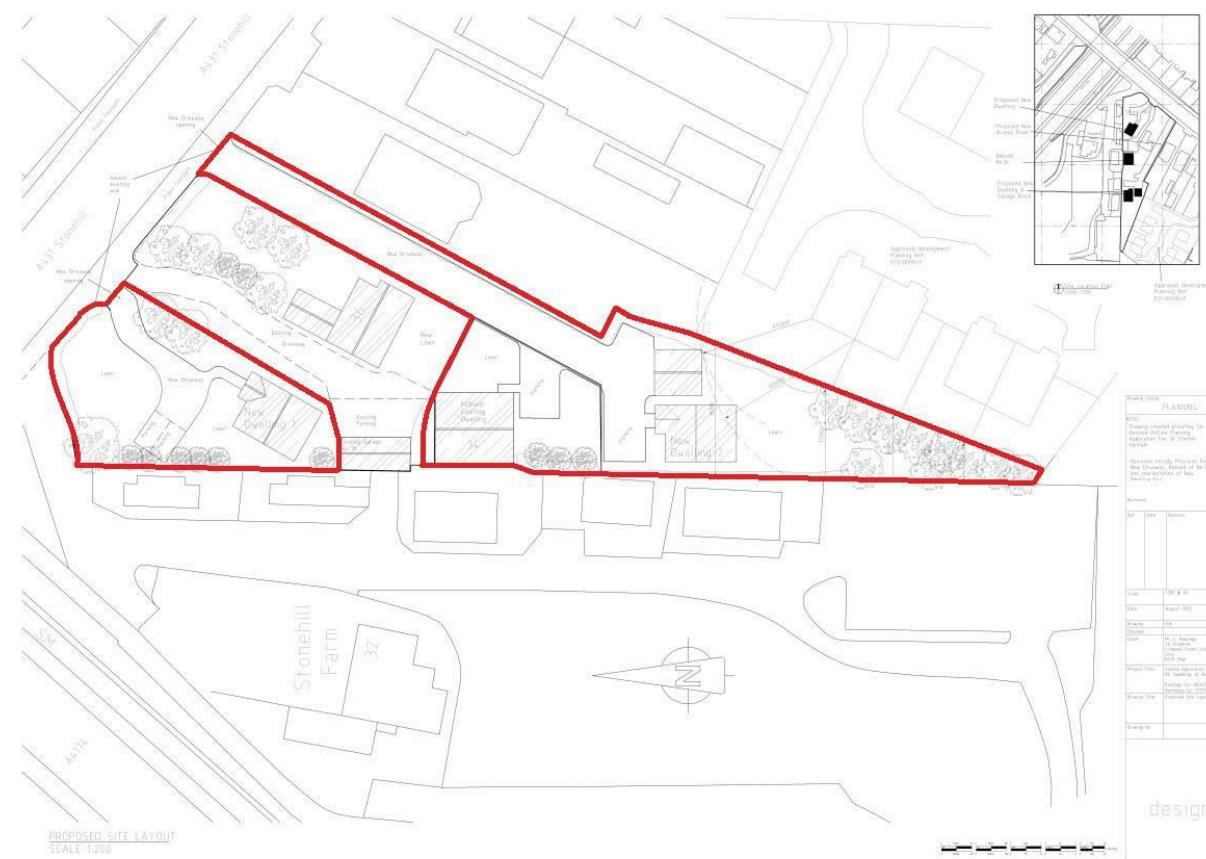
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your 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.



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