







MAGGS & ALLEN

37 STACKPOOL ROAD

SOUTHVILLE, BRISTOL, BS3 1NG

Guide Price: £575,000+

- 17 December LIVE ONLINE AUCTION
- Substantial period house for renovation
- Currently arranged as 7 flats (6 x Studios / 1 x 1-Bed)
- Potential to create a superb family home - GDV £950K
- Alternatively, retain as flats - potential rental income of £75K PA
- Driveway providing off-street parking

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www.maggsandallen.co.uk

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Guide Price: £575,000+

FOR SALE BY AUCTION
This property is due to feature in our LIVE Online Auction on 17 December 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS
By appointment.

SUMMARY
SUBSTANTIAL PERIOD BUILDING ARRANGED AS 7 FLATS | POTENTIAL FOR CONVERSION TO A FAMILY HOUSE

DESCRIPTION
A substantial semi-detached period property in need of renovation, currently arranged as 7 self-contained flats (1 x 1-bedroom flats and 6 x studio flats). The property is offered for sale with vacant possession and presents an excellent investment opportunity with a potential annual rental income in the region of £75,000 per annum following the refurbishment.

Alternatively, the property could be converted back into a superb family home, subject to obtaining the necessary planning consents.

There is a driveway to the front providing off-street parking and a good-sized south-easterly facing garden to the rear.

LOCATION
The property is situated on Stackpool Road in the highly sought-after residential area of Southville, renowned for its vibrant community atmosphere and excellent range of independent shops, cafés, bars and restaurants. The popular North Street is within easy walking distance, offering an eclectic mix of amenities, together with the well-regarded Tobacco Factory Theatre and its associated café bar and regular market events.

The area is particularly popular with young professionals and families, benefiting from nearby green spaces including Greville Smyth Park and Dame Emily Park. Bristol city centre, the Harbourside and Wapping Wharf are also readily accessible, whilst Bedminster railway station and a range of local bus services provide convenient transport links.

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

PLANNING
Planning Ref: 17/06015/CE
Description: Application for a Lawful Development Certificate for Existing use of property as 7no. self-contained flats.
Decision: Granted on appeal on 19 October 2018 under Appeal Ref: APP/Z0116/X/18/3195252.

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

ENERGY PERFORMANCE CERTIFICATES (EPCs)
Flat 1: E / Flat 2: E / Flat 3: D / Flat 4: E / Flat 5: E / Flat 6: D / Flat 7: D

TENURE
Please refer to the auction legal pack for confirmation.

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 £1,900 plus VAT (£2,280 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 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 bidder registration 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 pre-authorised hold on funds for your bidding deposit must be received no later than 24 hours before the date of the auction.

BIDDING DEPOSITS
Bidders will be required to use the online card facility to pay their Bidding Deposit. A pre-authorised hold on funds in the amount of £5,000 will be placed on your debit card until the auction date.

If you are the successful bidder, this amount will be debited from your card and the balance of the deposit monies and Buyer's Premium (£1,900 plus VAT) must be transferred to our client account within two working days of the auction sale. If you are unsuccessful at the auction, the hold on your card will be released the following day (please be aware that the time taken to release the hold on funds may vary depending on your card provider).

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.



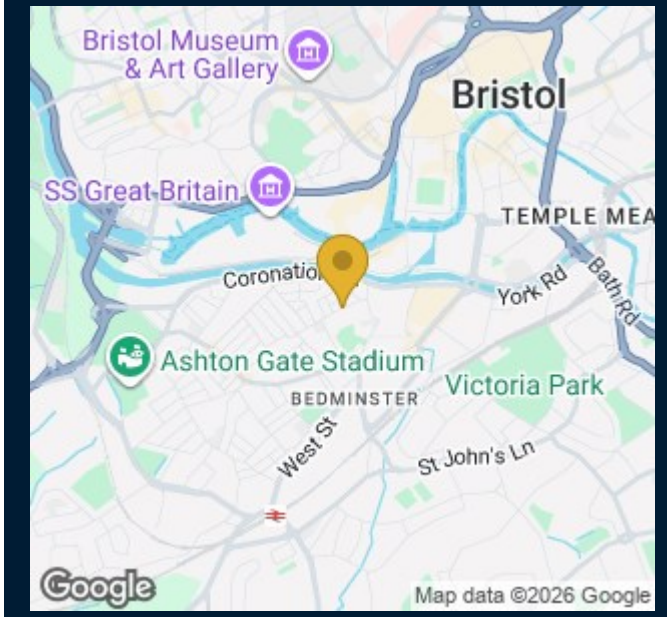


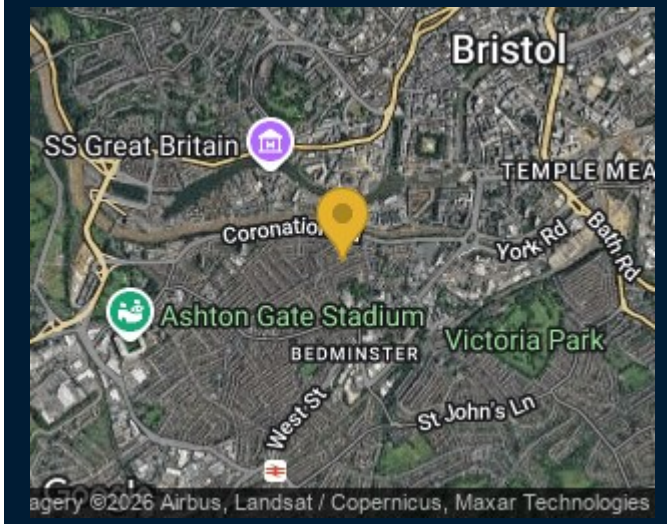












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