MAGGS & ALLEN

LAND REAR OF 57A TOWER ROAD SOUTH

WARMLEY, BRISTOL, BS30 8BW

Guide Price: £150,000+

- 19 November LIVE ONLINE AUCTION
- Building plot with planning consent granted
- Outline planning consent for a 4-bedroom detached house
- Site area of approximately 0.27 acres
- GDV of circa £750,000 - £800,000
- 8-week completion

RICS Regulated by RICS

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

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LAND REAR OF 57A TOWER ROAD SOUTH, WARMLEY, BRISTOL, BS30 8BW

Guide Price: £150,000+

FOR SALE BY AUCTION
This property is due to feature in our online auction on 19 November 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS
By appointment.

SUMMARY
BUILDING PLOT (APPROX. 0.27 ACRES) WITH PLANNING GRANTED FOR A DETACHED HOUSE

DESCRIPTION
A generously sized building plot extending to approximately 0.27 acres, benefiting from outline planning permission for the construction of a detached dwelling. Tucked away in a peaceful and private setting, this superb development opportunity will appeal to builders, developers and self-builders seeking to create a bespoke new home in a highly desirable location.

The plot is accessed via a private lane from Tower Road South and enjoys a delightful natural setting, bordered by mature trees with Siston Brook forming the eastern boundary, providing both privacy and a pleasing outlook.

LOCATION
The land is situated to the rear of 57A Tower Road South in Warmley in South Gloucestershire. A wide range of amenities are available locally and excellent transport links are provided via the A4174 Ring Road.

PLANNING
Outline planning consent was granted on 19 July 2024 for the erection of 1 no. dwelling and change of use of workshop into garage with all matters reserved under Application No. P21/06381/O.

LOCAL AUTHORITY
South Gloucestershire Council.

POTENTIAL GROSS DEVELOPMENT VALUE (GDV)
The plans submitted within the approved outline planning permission included indicative proposed plans for a 4-bedroom detached house, with the scale and appearance to be determined at the Reserved Matters stage.

We would anticipate a GDV in the region of £750,000 - £800,000, depending on the exact specification.

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 and should not be relied upon. 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

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.

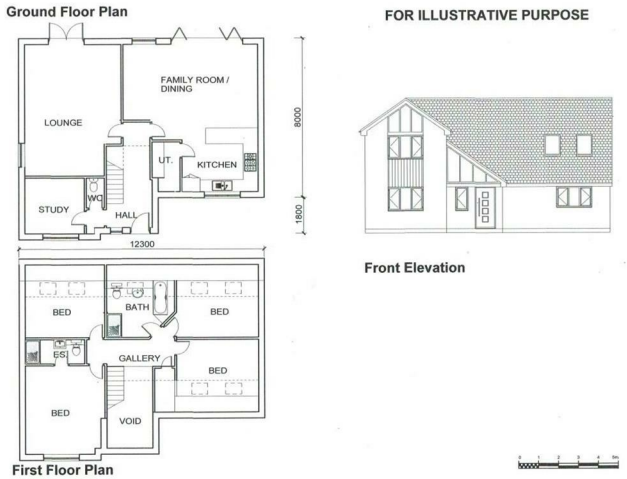
*GUIDE PRICE
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot 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 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.

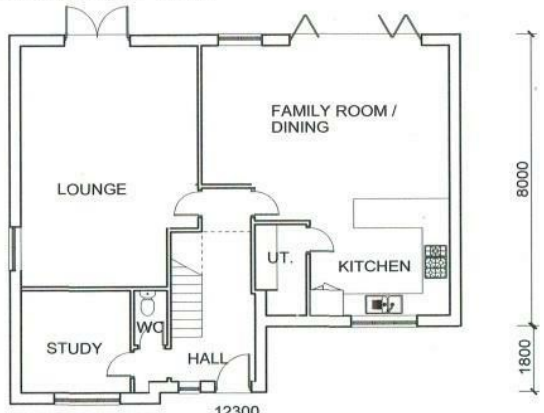
PRELIMINARY DEPOSITS
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

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.



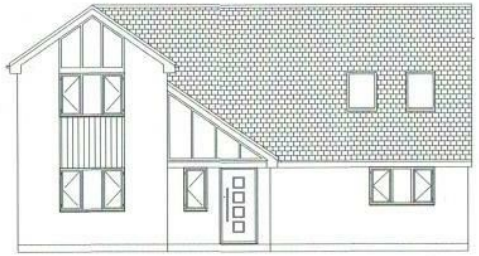
Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.

Ground Floor Plan



First Floor Plan

FOR ILLUSTRATIVE PURPOSE



Front Elevation

The Property Ombudsman
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