

# MAGGS & ALLEN

52 SHEPPARD ROAD  
FISHPONDS, BRISTOL, BS16 2PF

**Guide Price: £275,000+**

- SOLD PRIOR - 23 April LIVE ONLINE AUCTION
- 3-Bedroom House and Potential Building Plot
- Recently re-built house in immaculate condition
- Substantial plot offering development potential
- Potential rental income of circa £21,000 PA
- 8-week completion



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 23 April 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWINGS

By appointment.

#### SUMMARY

SOLD PRIOR - IMMACULATE THREE-BEDROOM HOUSE AND POTENTIAL BUILDING PLOT

#### DESCRIPTION

A beautifully presented three-bedroom semi-detached home, occupying a generous corner plot and offering exciting potential for further development (subject to the necessary planning permissions).

The existing house (previously of concrete panel construction) has been completely rebuilt and finished to a high specification throughout. To the rear, there is the added benefit of off-street parking and the property would make an ideal turnkey investment with a potential rental income in the region of £1,750 pcm (£21,000 per annum).

The land to the side and rear of the house measures approximately 327 m<sup>2</sup> (3,520 ft<sup>2</sup>) and providing a compelling opportunity for any builders or developers to erect a new house attached to the existing property, subject to obtaining the necessary planning consents.

#### LOCATION

Sheppard Road is a quiet residential street in the Fishponds area, located north-east of the city centre. The property benefits from a convenient position close to the amenities of Fishponds Road, including shops, cafés, and services, as well as good public transport links providing access into the city centre and surrounding areas via routes such as the A432, while also being within easy reach of the University of the West of England and various local parks, schools, and community facilities.

#### PLANNING HISTORY

Two previous planning applications have been submitted for the redevelopment of the land to the side of the existing house as detailed below:

October 2022 - Application for the construction of 2 x 2-bedroom detached houses on the land to the side and rear under Application Number 22/05227/F - REFUSED

December 2023 - Application for the construction of a 3-bedroom detached house on land to the side under Application Number 23/04873/F - WITHDRAWN

A scheme for the erection of a new house attached to the existing property may be looked upon more favourably than the addition of detached dwelling(s), subject to obtaining the necessary planning consents.

#### ACCOMMODATION

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

#### COMPLETION

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

#### TENURE

Understood to be Freehold, please refer to the auction legal pack for confirmation.

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

#### 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.

#### SITE PLAN

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

#### 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.

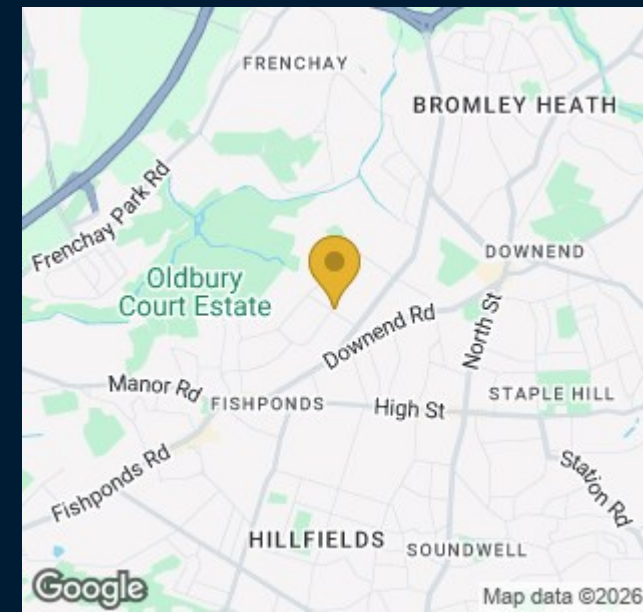
#### AUCTION OR BRIDGING FINANCE REQUIRED?

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)

#### 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](mailto:lettings@maggsandallen.co.uk)





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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