MAGGS & ALLEN

70 CROW LANE

HENBURY, BRISTOL, BS10 7EL

Guide Price: £90,000+

- 23 April LIVE ONLINE AUCTION
- Spacious first floor two-bedroom flat
- In need of modernisation
- Private entrance and rear garden
- Anticipated rental income of £14,400 PA once renovated
- 8-week completion

RICS Regulated by RICS

Auction & Commercial
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www.maggsandallen.co.uk

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Guide Price: £90,000+

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
SPACIOUS FIRST FLOOR 2-BEDROOM GARDEN FLAT IN NEED OF MODERNISATION

DESCRIPTION
A spacious two-bedroom first-floor flat located on Crow Lane in Henbury, offering excellent potential for improvement. The property benefits from its own private entrance and a rear garden with storage sheds.

Now in need of modernisation, the flat presents an ideal opportunity for investors or buyers looking to add value. Once refurbished, it is expected to achieve a rental income of approximately £14,400 per annum, making it a strong buy-to-let prospect.

The property is of a non-traditional 'Unity' construction, which is unlikely to be suitable for conventional mortgage lending.

LOCATION
The property is situated on Crow Lane in Henbury, approximately 5 miles north-west of Bristol city centre. The area is well served by local amenities including shops, schools, and everyday services. The location provides convenient access to major road networks including the nearby M5 motorway, offering good connectivity to the wider region. The popular retail and leisure destination Cribbs Causeway is also within easy reach, as well as green space at Blaise Castle.

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

TENURE
The property is for sale on a leasehold basis.

LENGTH OF LEASE
We understand the flat is held on the residue of a 125 year lease from 2nd August 1993 (approx. 94 years remaining). Please refer to the online legal pack for confirmation.

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

ENERGY PERFORMANCE CERTIFICATE (EPC)
Rating: TBC

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.

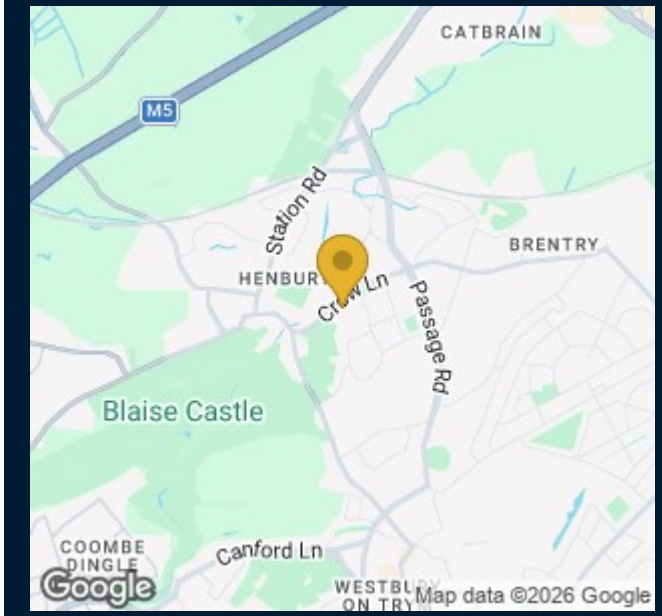
PRELIMINARY DEPOSITS
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

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.

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

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.



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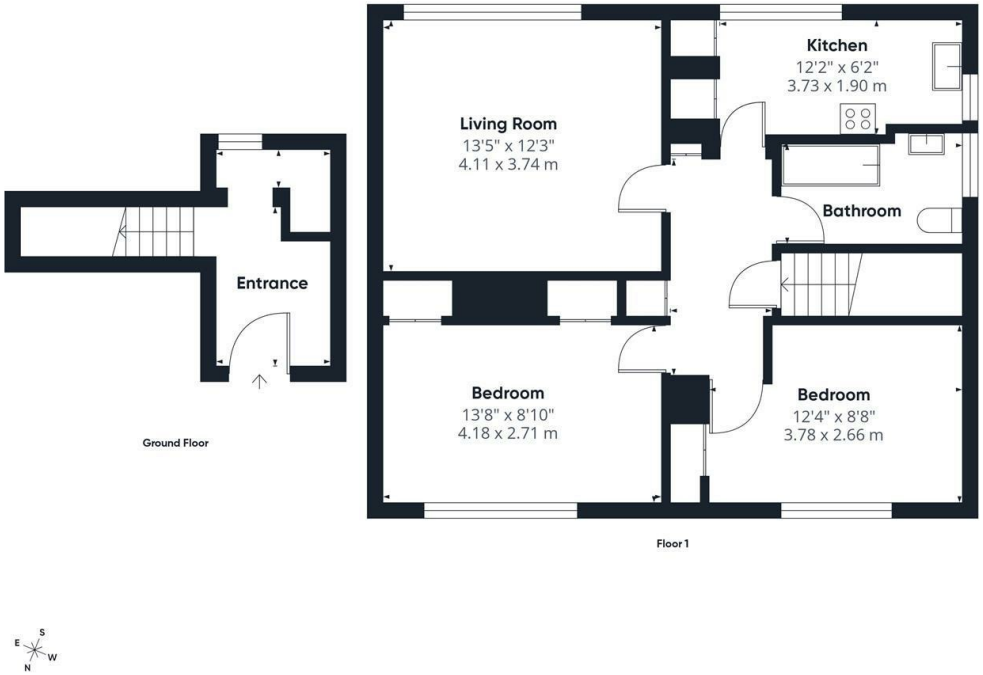

Approximate total area(1)

693 ft²

64.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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