

MAGGS & ALLEN

MISS SAISE'S COTTAGE
68 HIGH STREET
THORNBURY, BRISTOL, BS35 2AW

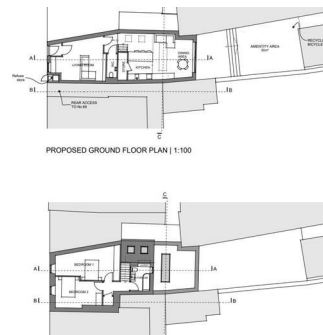
Guide Price: £115,000+

- 17 September LIVE ONLINE AUCTION
- Quaint period property in the heart of Thornbury
- Planning permission granted for conversion into a two-bedroom cottage
- Superb renovation/development project
- Approved two-storey rear extension
- Good-sized rear garden
- GDV - £375,000



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

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www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 17 September 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

PERIOD COTTAGE - PLANNING TO EXTEND & RAISE ROOFLINE

DESCRIPTION

A rare opportunity to acquire a quaint period property in the heart of Thornbury High Street, offering an exciting redevelopment project with planning permission already granted.

The property requires complete renovation and benefits from consent for the partial demolition of the existing building, the raising of the roofline, and the construction of a two-storey rear extension to facilitate the conversion into a well-proportioned two-bedroom cottage with a private rear garden. The approved design will create a home in keeping with the adjoining properties while maximising the accommodation on offer.

Situated in an exceptional town centre location, the property is just moments from Thornbury's vibrant High Street, offering an excellent selection of independent shops, cafés, restaurants and everyday amenities. This is an ideal opportunity for developers, investors or owner-occupiers looking to create a bespoke home in a highly desirable market town.

PLANNING

LOCAL AUTHORITY - SOUTH GLOS COUNCIL

REFERENCE: P25/02148/F

PLANNING GRANTED: 26th February 2026

DESCRIPTION: Partial demolition of existing building, raising of roofline and erection of two storey rear extension to facilitate the change of use from storage (Class B8) to 1 no. dwelling (class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

LOCATION

Thornbury is a busy market town to the north of the City of Bristol. The High Street has an abundance of shops, cafes, pubs and restaurants plus a leisure centre and golf course within close proximity. Nearby is the M4/M5 interchange, offering excellent commuting links.

As you enter the High street from the Bristol Road roundabout, the property can be found on your right hand side.

ACCOMMODATION

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

OUTSIDE

The property benefits from a quaint cottage style garden. Very private, laid to gravel and patio with mature shrub borders.

COMPLETION

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

TENURE

Please refer to the online 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 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.

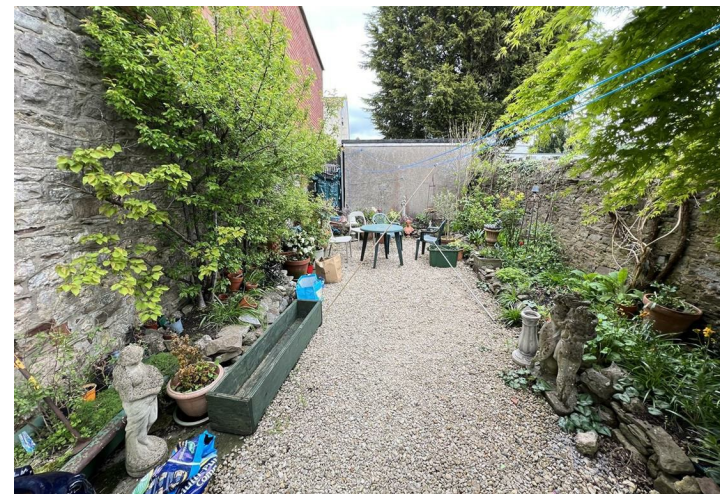
PRELIMINARY DEPOSITS

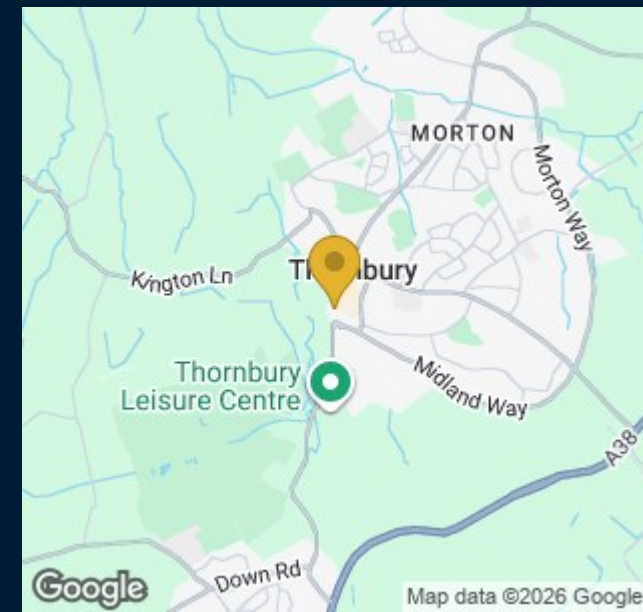
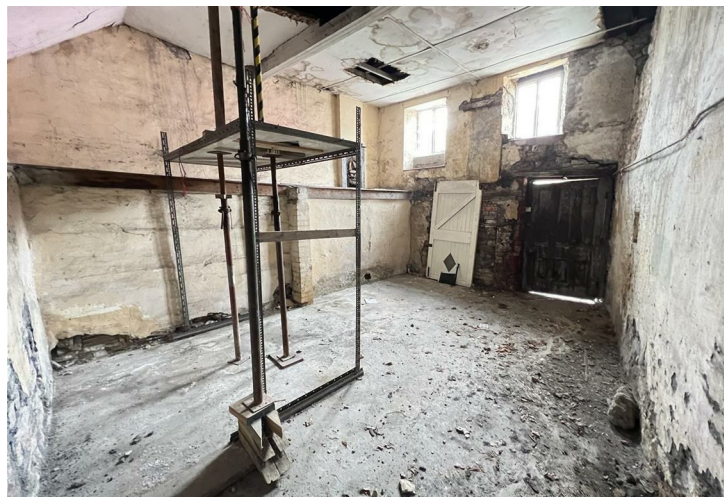
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,900 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.

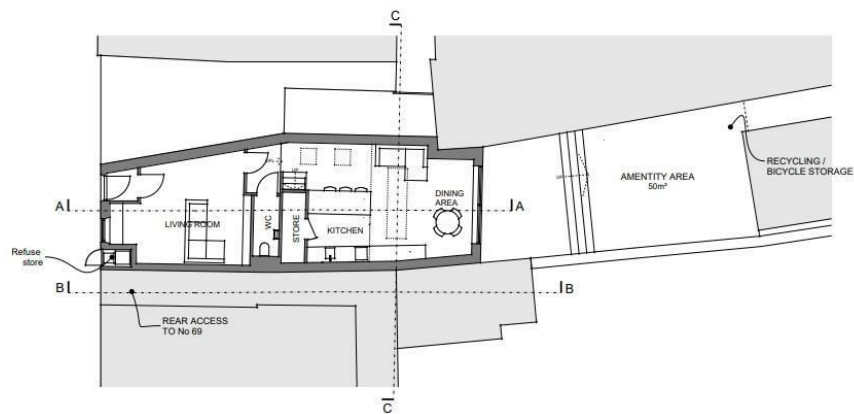
RENTAL ESTIMATES

All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.

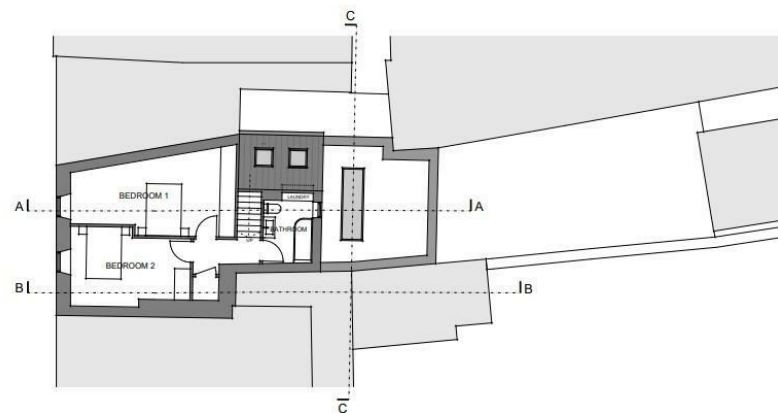




Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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



PROPOSED GROUND FLOOR PLAN | 1:100



PROPOSED FIRST FLOOR PLAN | 1:100

