MAGGS & ALLEN

LAND ADJ. 41 BORVER GROVE

HARTCLIFFE, BRISTOL, BS13 9LX

Guide Price: £40,000 - £50,000

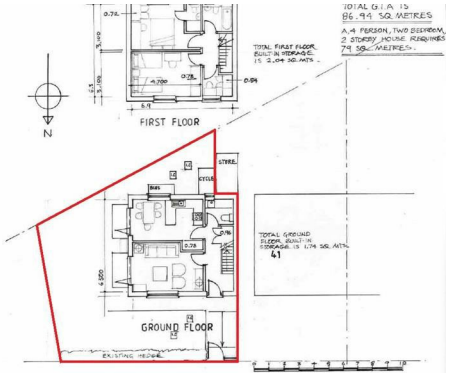
- SOLD FOR £67,000 - 15 October Auction
- Level Building Plot
- Planning granted for a two-bedroom detached house
- Ideal for builders and developers
- GDV of circa £285,000
- 6-week completion

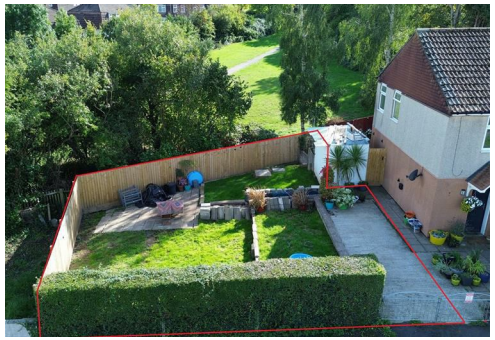
RICS Regulated by RICS

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

0117 973 4940

www.maggsandallen.co.uk





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LAND ADJ. 41 BORVER GROVE, HARTCLIFFE, BRISTOL, BS13 9LX

Guide Price: £40,000 - £50,000

FOR SALE BY AUCTION
This property is due to feature in our LIVE Online Auction on 15 October 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS
By appointment.

SUMMARY
SOLD FOR £67,000 - BUILDING PLOT WITH PLANNING GRANTED FOR A DETACHED HOUSE

DESCRIPTION
A level building plot with full planning permission granted for the erection of an two-bedroom detached house, incorporating gardens to the front, side and rear.

The proposed house will measure 86.9 m², is arranged over two floors and will comprise a spacious living room and separate kitchen/diner, both benefiting from bi-folding doors opening onto the garden. The first floor will provide two well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

An excellent opportunity for builders and developers to acquire a consented residential development site and create a high-quality new home.

LOCATION
The land is situated adjacent to no. 41 Borver Grove in the established residential area of Hartcliffe, to the south of Bristol. The surrounding area is predominantly residential, with a range of local shops, schools, parks and everyday amenities available nearby.

The property is conveniently positioned for access to Bristol city centre and the surrounding areas, with the A38 and A4174 providing links to the wider road network. Local bus services provide connections into the city and surrounding suburbs, while Parson Street railway station is approximately 1.8 miles away.

PLANNING
Full planning consent has been granted for the erection of a detached house as per the planning details below:

Planning Reference: 26/10700/F
Decision Date: 24 June 2026
Local Authority: Bristol City Council

GROSS DEVELOPMENT VALUE (GDV)
We would anticipate a GDV in the region of £285,000.

COMPLETION
Completion for this lot will be 6 weeks from exchange of contracts or sooner by mutual agreement.

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.

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.

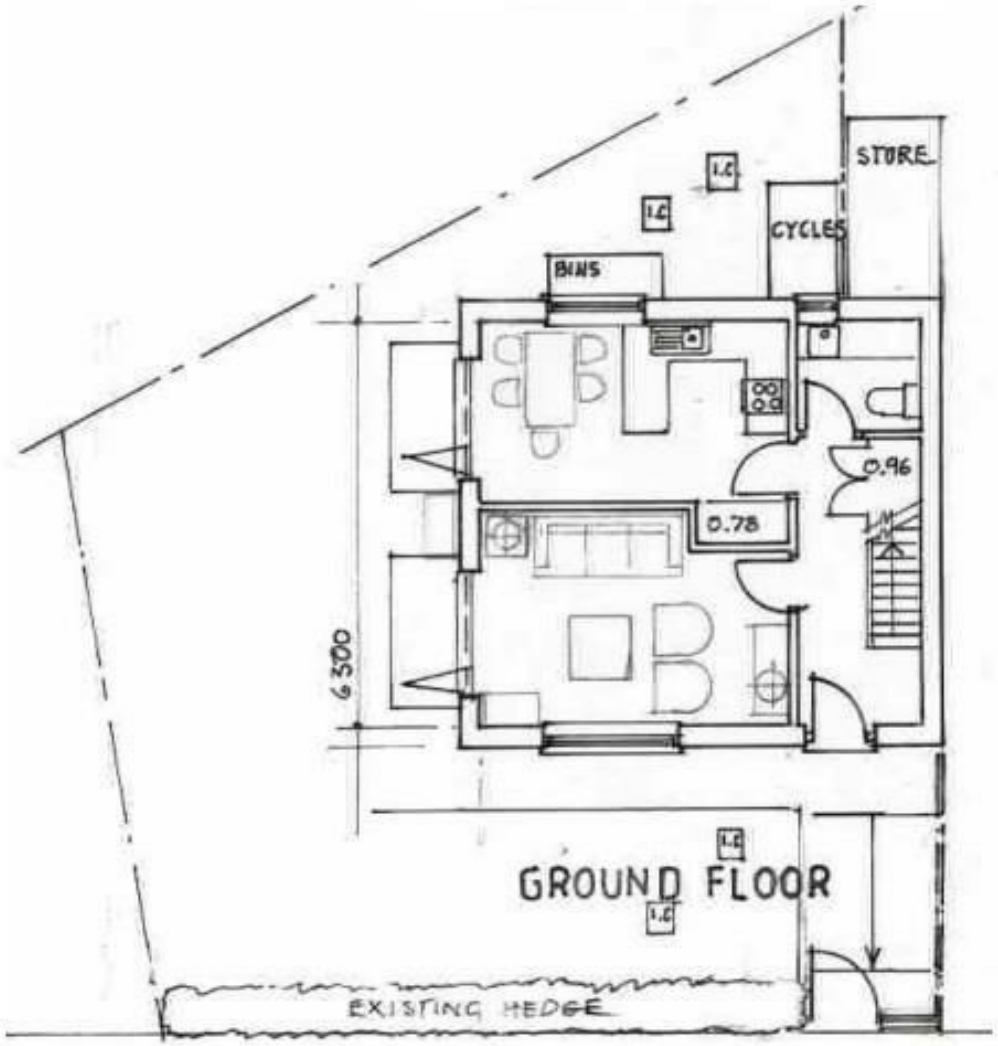
PROXY, TELEPHONE & ONLINE REMOTE BIDDING
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving 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.

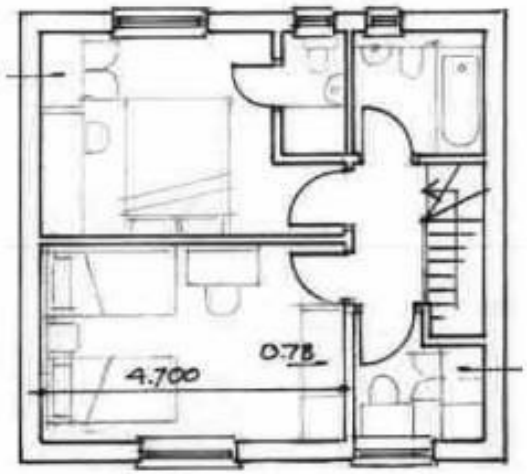
PRELIMINARY DEPOSITS
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

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 & SALES ESTIMATES
All rental and sales 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.





FIRST FLOOR

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