

MAGGS & ALLEN

LAND REAR OF 24 POOL ROAD
KINGSWOOD, BRISTOL, BS15 1XL



Guide Price: £20,000 - £30,000

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A level parcel of land measuring approximately 345 m², situated to the rear of a detached bungalow on Pool Road in Kingswood. The land offers potential for a variety of different uses, subject to obtaining the necessary planning consents. An ideal opportunity for builders and developers.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

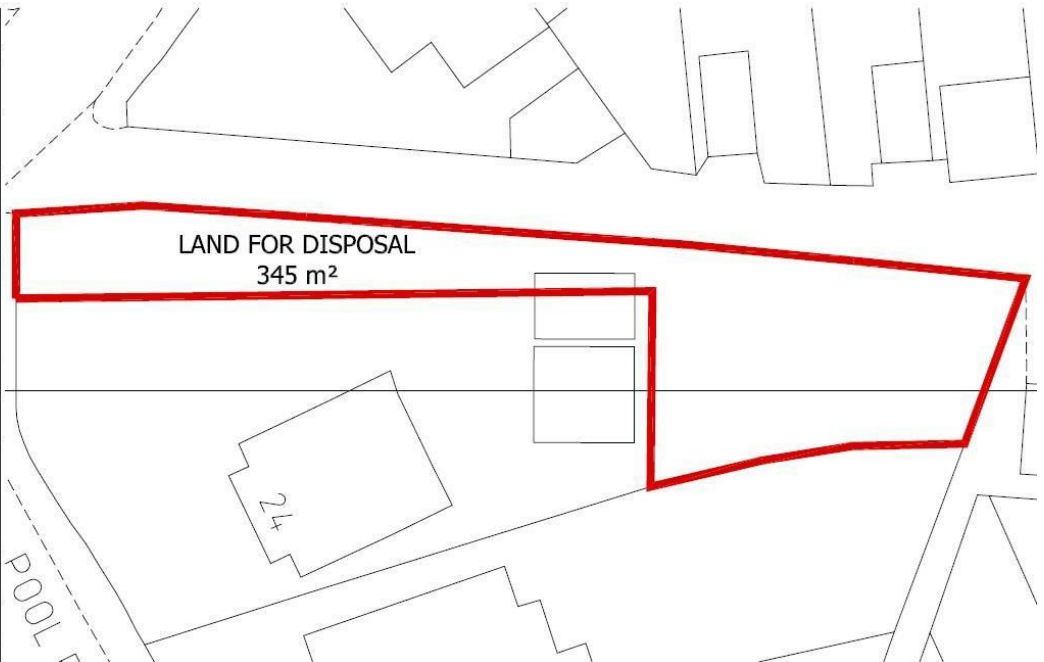
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LAND REAR OF 24 POOL ROAD, KINGSWOOD, BRISTOL, BS15 1XL



LAND FOR DISPOSAL @ 1:500



LAND FOR DISPOSAL @ 1:200

FOR SALE BY AUCTION

This property is due to feature in our online auction on 20 May 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

LEVEL PARCEL OF LAND WITH POTENTIAL

DESCRIPTION

A level parcel of land measuring approximately 345 m², previously forming part of the side and rear garden of 24 Pool Road, a detached bungalow in Kingswood. The land offers potential for a variety of different uses, subject to obtaining the necessary planning consents.

LOCATION

The site is situated to the side and rear of 24 Pool Road in Kingswood on the junction with Birch Road. Easy access is provided to a wide range of local amenities in Kingswood and Staple Hill.

PLANNING HISTORY

P23/01528/CLP - Erection of 1 no. incidental outbuilding - Certificate of Lawfulness Refused on 17 July 2023.

P22/06607/F - Erection of 1 no dwelling with access and associated works - Refused on 18 January 2023.

LOCAL AUTHORITY

South Gloucestershire Council.

SITE PLAN & AERIAL IMAGES

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

TENURE

We understand the land is for sale on a freehold basis, please refer to the online legal pack for confirmation.

COMPLETION

Completion for this lot will be 4 weeks from exchange of contracts or sooner by mutual agreement.

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 £1,800 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.



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.