







MAGGS & ALLEN

WAREHOUSE REAR OF 12-16 YORK ROAD

MONTPELIER, BRISTOL, BS6 5QE

Guide Price: £185,000+

- 19 November LIVE ONLINE AUCTION
- Substantial warehouse premises with potential for redevelopment
- Scope for a scheme of townhouses or apartments
- Prime location in the heart of Montpelier
- Ideal opportunity for developers and investors
- 8-week completion

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www.maggsandallen.co.uk

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WAREHOUSE REAR OF 12-16 YORK ROAD, MONTPELIER, BRISTOL, BS6

Guide Price: £185,000+

FOR SALE BY AUCTION
This property is due to feature in our LIVE Online Auction on 19 November 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS
By appointment.

SUMMARY
SUBSTANTIAL WAREHOUSE WITH RESIDENTIAL DEVELOPMENT POTENTIAL

DESCRIPTION
An exciting development opportunity comprising a substantial single-storey warehouse premises occupying a potentially valuable site in the heart of Montpelier, one of Bristol's most sought-after urban locations.

The property offers considerable scope for redevelopment, with the potential for a residential scheme comprising townhouses or apartments, subject to obtaining the necessary planning consents. The existing warehouse provides a blank canvas for developers and investors looking to unlock the site's development potential and maximise its value through the planning process.

An excellent opportunity to acquire a well-positioned development site in an established residential area, offering significant potential to add value.

LOCATION
Situated in the heart of Montpelier in Bristol, the property is ideally positioned to enjoy an eclectic mix of independent shops, cafés, restaurants and bars, with the popular Picton Street and Cheltenham Road close by. The area is renowned for its vibrant atmosphere, distinctive period architecture and strong community feel. Gloucester Road, offering an extensive range of shopping and leisure facilities, is also within easy reach, together with Bristol city centre. Montpelier railway station is conveniently located nearby, providing rail connections to Bristol Temple Meads and beyond, whilst regular bus services offer access to the wider city. The area also benefits from a selection of nearby green spaces, including Montpelier Park.

PLANNING
The site is not offered for sale with any planning approvals in place. A scheme of townhouses or apartments may be suitable (subject to consents) and indicative plans for a new block of 5 apartments have been produced.

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.

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.

ENERGY PERFORMANCE CERTIFICATE (EPC)
Rating: C

TENURE
Please refer to the auction 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.

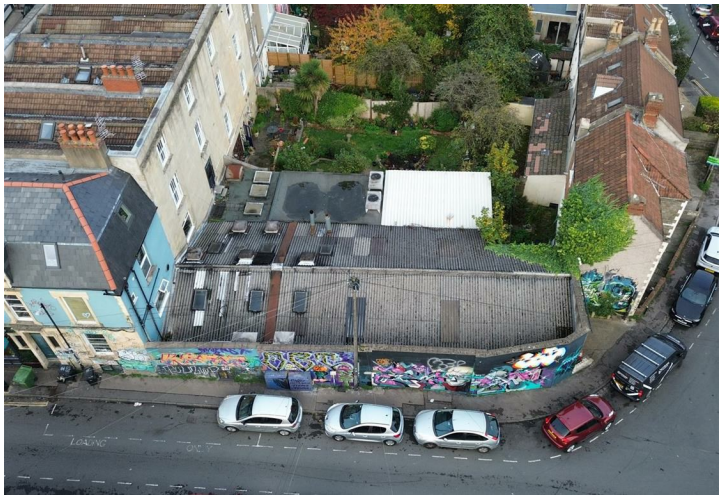
*GUIDE PRICE
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot 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.

BIDDING DEPOSITS
Bidders will be required to use the online card facility to pay their Bidding Deposit. A pre-authorised hold on funds in the amount of £5,000 will be placed on your debit card until the auction date.

If you are the successful bidder, this amount will be debited from your card and the balance of the deposit monies and Buyer's Premium (£1,900 plus VAT) must be transferred to our client account within two working days of the auction sale. If you are unsuccessful at the auction, the hold on your card will be released the following day (please be aware that the time taken to release the hold on funds may vary depending on your card provider).

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.



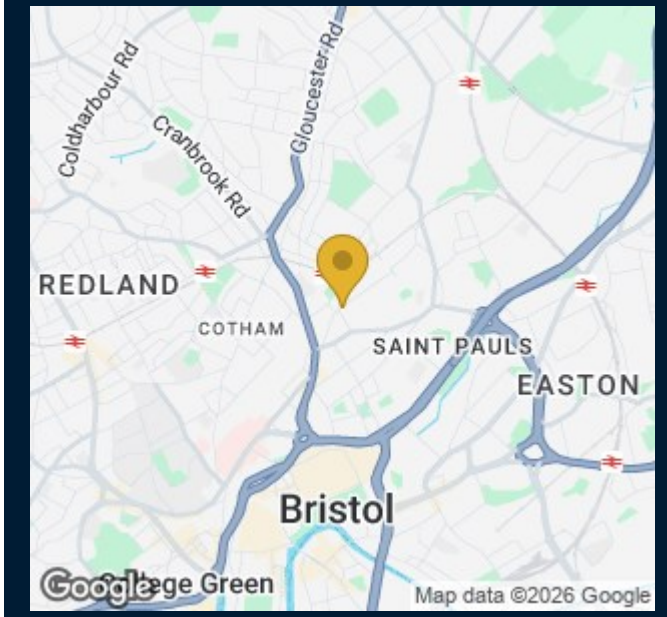






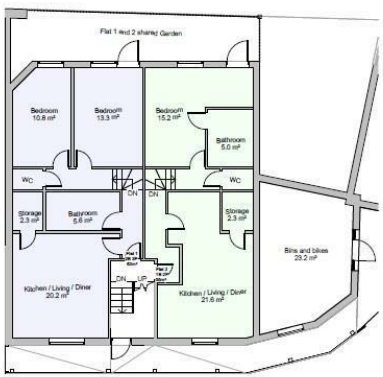








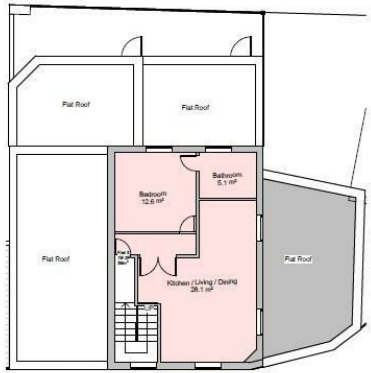
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Ground Floor
1 : 140



First Floor
1 : 140



Second Floor
1 : 140

Potential Development Scheme
*No planning consent has been approved





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