



# MAGGS & ALLEN

52 ST JOHNS LANE  
BEDMINSTER, BRISTOL, BS3 5AD

**Guide Price: £225,000+**

- 20 May LIVE ONLINE AUCTION
- Prime Development Opportunity
- Planning consent granted for 3 apartments
- Superb location close to Victoria Park
- GDV of circa £865,000
- 8-week completion



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

**0117 973 4940**  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



## 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

REDEVELOPMENT OPPORTUNITY WITH PLANNING GRANTED FOR 3 APARTMENTS

## DESCRIPTION

A prime redevelopment opportunity comprising a substantial corner property with full planning consent for demolition and replacement with three self-contained apartments, including two 1-bedroom duplex flats and one 1-bedroom apartment.

Occupying a corner position at the junction of St Johns Lane and Merioneth Street, the property benefits from a superb location just 100 metres from Victoria Park. The city centre and Bristol Temple Meads railway station are both easily accessible, making this an attractive prospect for future occupiers.

A rare opportunity for builders and developers to deliver a high-quality apartment scheme in a well-established and sought-after area.

## LOCATION

The property is situated in a fantastic location on the corner of St Johns Lane and Merioneth Street and Victoria Park is just 100m away. Easy access is also provided to the city centre and Bristol Temple Meads train station.

## SCHEDULE OF ACCOMMODATION & RESALE VALUES

Please see proposed floor areas and anticipated resale values for each apartment below:

FLAT 1: One-bedroom ground floor apartment (52 m<sup>2</sup>) - £275,000

FLAT 2: One-bedroom first & second floor duplex (58 m<sup>2</sup>) - £295,000

FLAT 3: One-bedroom ground & first floor duplex (60 m<sup>2</sup>) - £295,000

Gross Development Value (GDV): £865,000

## PLANNING

Full planning consent was granted on 18 December 2025 for the demolition and replacement of existing mixed use convenience store building (E) with residential accommodation (C3) new residential development comprising 3 x flats under Application No. 25/12669/F.

LOCAL AUTHORITY: Bristol City Council.

## TENURE

The property is for sale on a freehold basis with vacant possession.

## COMPLETION

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

## 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](mailto: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](mailto: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.

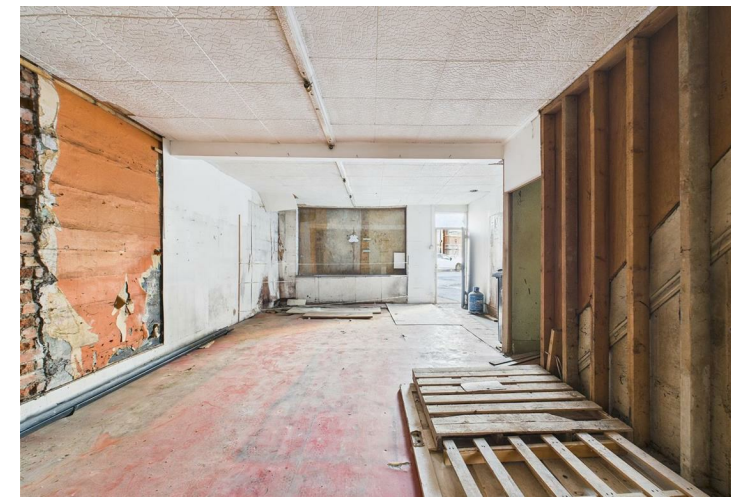
## PRELIMINARY DEPOSITS

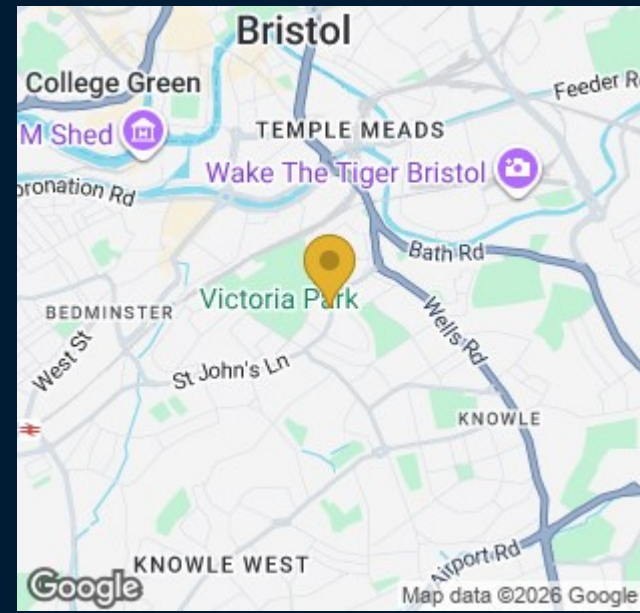
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your 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.

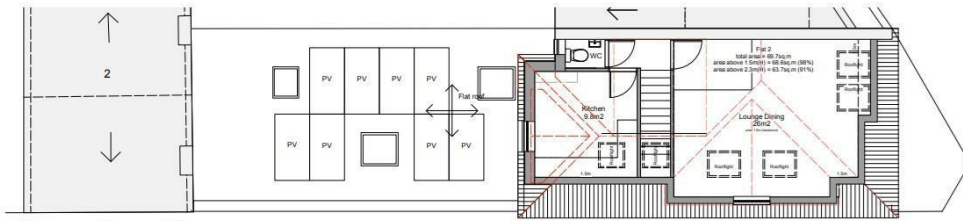
## RENTAL ESTIMATES

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

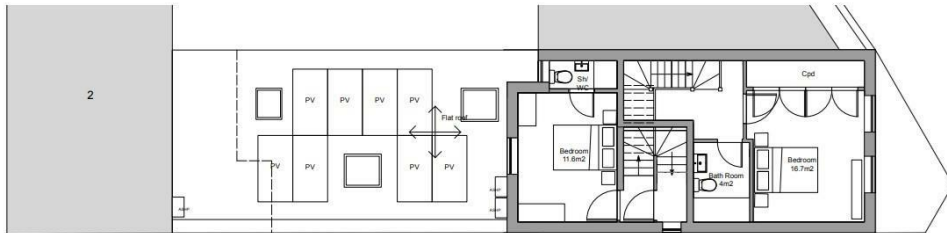




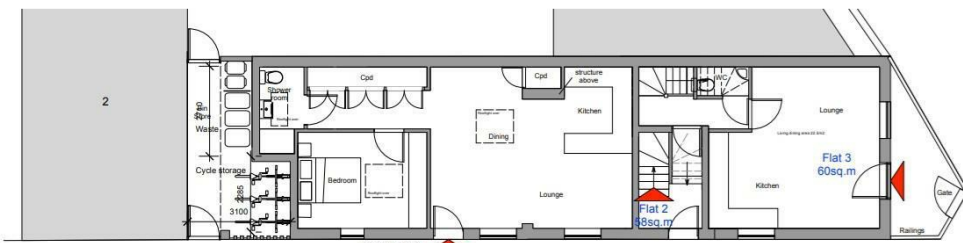
Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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



Proposed First Floor



Proposed Ground Floor



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