

MAGGS & ALLEN

78 GOFFENTON DRIVE
FISHPONDS, BRISTOL, BS16 2QA



AUCTION GUIDE £295,000

HOUSE & BUILDING PLOT - Planning for 2 Large Flats & A New House

A three-bedroom end of terrace house occupying a substantial corner plot with full planning consent granted for the conversion/extension of the existing property to provide two large flats and the erection of a new 3-bedroom house to the side. The generous site will include parking and gardens to the front, side and rear.

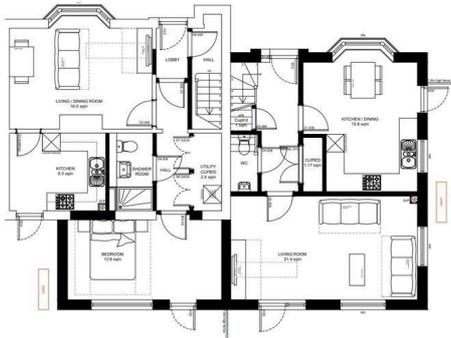
A superb development opportunity with a GDV in the region of £790,000.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

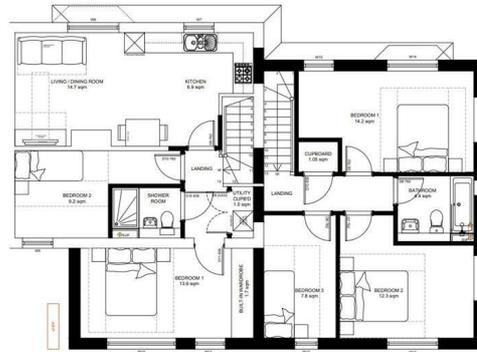
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DEVELOPMENT SITE AT, 78 GOFFENTON DRIVE, FISHPONDS, BRISTOL, BS16 2QA



Proposed Ground Floor



Proposed First Floor

FOR SALE BY AUCTION

This property is due to feature in our online auction on 19 March 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

DEVELOPMENT OPPORTUNITY – PLANNING PERMISSION GRANTED FOR TWO SELF-CONTAINED FLATS AND THE ERECTION OF A NEW 3-BEDROOM HOUSE

DESCRIPTION

An exciting development opportunity comprising an existing three-bedroom end-of-terrace house occupying a generous corner plot with full planning consent granted for the creation of three new dwellings (two large flats and a new three-bedroom house). The proposed accommodation will comprise:

- 1-Bedroom Garden Flat
- 2-Bedroom First Floor Flat
- 3-Bedroom House

The approved scheme allows for the conversion and extension of the existing property to create two spacious apartments along with the construction of a brand-new three-bedroom house to the side. The substantial plot will provide private parking and gardens to the front, side, and rear.

With a projected Gross Development Value in the region of £790,000, this is a superb opportunity for builders and developers in a prime residential location.

LOCATION

Goffenton Drive is situated in a popular area of Fishponds, a family-friendly suburb of Bristol. Local amenities, such as shops, cafes and bars can be found on the nearby Fishponds Road. A green space is just a short walk away at Oldbury Court Estate. The area also benefits from good schools and transport links, with easy access to the city centre and the A4174 Ring Road.

PLANNING

Full planning permission has been granted for the conversion of the existing house into two self-contained flats and the erection of an attached single dwelling house.

Planning Reference Number - 24/04754/F

Planning Granted - 22 January 2026

Local Authority - Bristol City Council

GROSS DEVELOPMENT VALUE (GDV)

We anticipate the following resale values for the proposed dwellings:

- 1-Bedroom Garden Flat - £225,000
- 2-Bedroom First Floor Flat - £215,000
- 3-Bedroom House - £350,000

GDV: £790,000

COMPLETION

Completion for this lot will be 8-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.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

TENURE

Understood to be freehold, please refer to the legal pack for confirmation.

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.



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.