

MAGGS & ALLEN

LAND TO THE REAR OF 61 BELLEVUE ROAD
ST. GEORGE, BRISTOL, BS5 7PQ



Guide Price: £35,000 - £45,000

POTENTIAL BUILDING PLOT

A level parcel of land extending to approximately 157 m², prominently positioned fronting Hillburn Road within the sought-after residential area of St George.

The site offers exciting potential for residential development, with scope for a scheme of one or two dwellings, subject to obtaining the necessary planning permissions and consents. An excellent opportunity for developers, investors, or self-build purchasers seeking a well-located development site.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

0117 973 4940

WWW.MAGGSANDALLEN.CO.UK

LAND TO THE REAR OF 61 BELLEVUE ROAD, ST. GEORGE, BRISTOL, BS5 7PQ



FOR SALE BY AUCTION

This property is due to feature in our online auction on 25 June 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

LEVEL PARCEL OF LAND - POTENTIAL BUILDING PLOT

DESCRIPTION

A level parcel of land measuring approximately 157 m², fronting Hillburn Road in a popular residential location in St George.

The land offers potential for residential development and a scheme of one or two houses may be suitable, subject to obtaining the necessary planning consents.

LOCATION

The land is situated to the rear of a terrace of houses on Bellevue Road, fronting Hillburn Road in St George. The area benefits from good local amenities, well-regarded schools, nearby green spaces including St George Park, and excellent transport links to the city centre.

LOCAL PLANNING AUTHORITY

Bristol City 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.

COMPLETION

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

TENURE

Please refer to the auction legal pack for confirmation.

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.

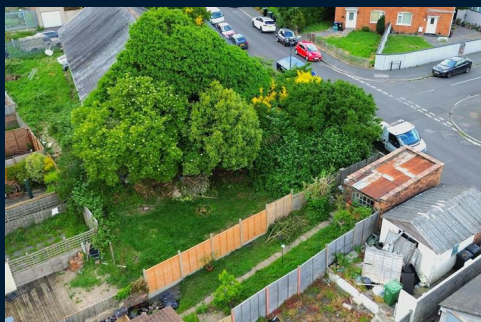
PROXY, TELEPHONE & ONLINE REMOTE BIDDING

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.

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.



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.