

MAGGS & ALLEN

THE SMALL BARN, BERWICK FARM
BERWICK LANE
HALLEN, BRISTOL, BS10 7RS

Guide Price: £75,000 - £100,000

- 23 April LIVE ONLINE AUCTION
- Not considering pre-auction offers
- Large parcel of land with development potential
- Approx. 0.45 acres
- Occupied by a dilapidated former stone barn
- Semi-rural location in Hallen
- 8-week completion



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

0117 973 4940
www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 23 April 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

LARGE PARCEL OF LAND (APPROX. 0.45 ACRES) WITH POTENTIAL

DESCRIPTION

A rare opportunity to acquire a level parcel extending to approximately 0.45 acres, situated within the grounds of the former Berwick Farm in Hallen.

The site features the remains of the traditional stone-built 'Small Barn', and offers potential for residential development, subject to obtaining the necessary planning consents.

Within the wider grounds of Berwick Farm, the former farmhouse and a separate coach house - both adjoining the site - have recently secured planning permission for conversion/re-building as two individual residential dwellings, further highlighting the scope for a residential use.

An outstanding opportunity for purchasers seeking a versatile site with scope for residential, commercial, or agricultural uses, in an established and desirable setting.

LOCATION

From Hallen Road heading northwest, turn right onto Berwick Lane and proceed along the road for approximately 0.6 miles and Berwick Farm will be on your left-hand side. The property is approached via a newly installed road adjoining Berwick Lane. Upon entering the new road, the Coach House can be found on the left hand side. The village of Hallen is situated just north of the Bristol city boundary, just 1.5 miles from Henbury and Blaise Castle Estate. Easy access is provided to the M4/M5 with links to London, South Wales, Birmingham and the South West. The Mall at Cribbs Causeway is also within easy reach by car. Schools close by include Blaise Primary and Nursery School, St Bede's Catholic College and Blaise High School.

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.

ADDITIONAL LAND

Please note there are two smaller additional parcels of land within the grounds of the former Berwick Farm that are available for sale by separate negotiation. Further details are available upon request.

TENURE

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

COMPLETION

Completion for this lot will be 8 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

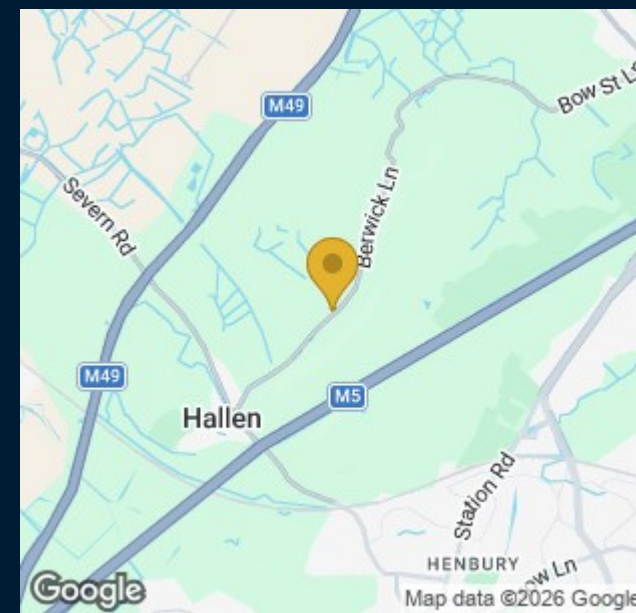
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility 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

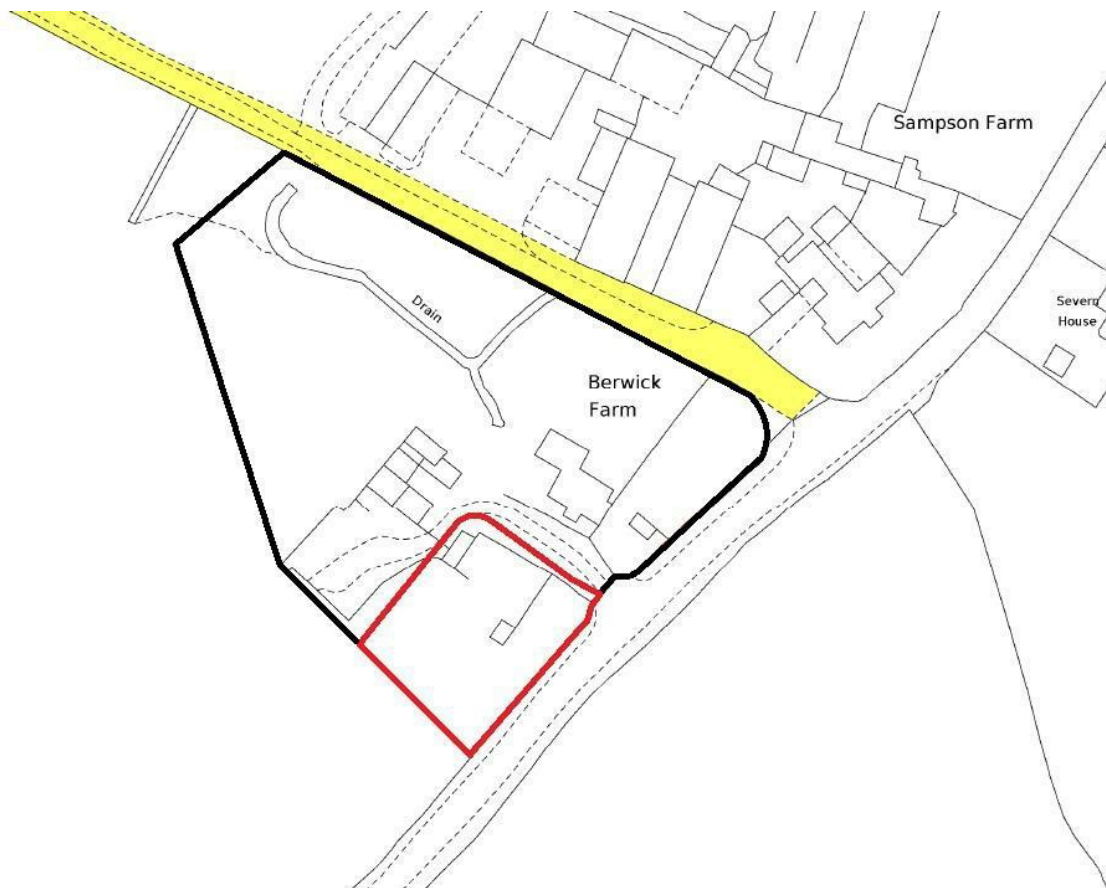
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

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.



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