

# MAGGS & ALLEN

119A COTHAM BROW  
COTHAM, BRISTOL, BS6 6AS

**Guide Price: £330,000+**

- 19 March LIVE ONLINE AUCTION
- Substantial maisonette (approx. 1,450 ft<sup>2</sup>)
- Currently arranged as a 2-bedroom flat and 3 bedsits
- Potential for conversion into 2 x two-bedroom flats or a single residence
- Garden to the rear
- 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 19 March 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWINGS

By appointment.

#### SUMMARY

SUBSTANTIAL MAISONETTE WITH POTENTIAL FOR CONVERSION INTO 2 X 2-BEDROOM FLATS

#### DESCRIPTION

A substantial and versatile maisonette (approx. 1,450 ft<sup>2</sup>) occupying the first and second floors of an attractive four-storey period building, superbly positioned in the heart of Cotham. The property is currently arranged as three bedsits with a shared bathroom on the first floor, together with a spacious, self-contained two-bedroom apartment on the top floor.

The first floor accommodation offers excellent potential for reconfiguration into a separate two-bedroom flat (subject to the necessary consents). Alternatively, the property could be restored to form an impressive four or five bedroom single residence, making the most of the generous proportions and period character throughout. Further benefits include a private section of rear garden and recently replaced double glazed sash windows.

This is a rare and exciting opportunity for investors, developers, or owner-occupiers seeking a substantial and characterful property in one of Bristol's most desirable and well-connected locations.

#### LOCATION

The property is situated in a highly convenient location in Cotham, just moments from 'The Arches' on Cheltenham Road. A wide range of local independent shops on Gloucester Road are within easy reach and excellent transport links are provided to the city centre. Redland train station is approximately 0.3 miles away.

#### EXISTING ACCOMMODATION

The property is currently arranged to provide three separate bedsits with their own kitchenettes and a shared bathroom on the first floor. The top floor comprises a spacious two-bedroom flat. We understand from the seller that the property has been arranged and rented in its current layout for over 20 years although no formal planning consent was obtained for this arrangement. Please see further information under the 'NOTES' section below.

#### NOTES

Although the property has been in its current arrangement for over 20 years, the seller has received a Notice Regarding Unauthorised Alterations and Breach of Lease and Planning Consent from Bristol City Council (Freeholder).

#### KEY ISSUES:

The property is in breach of:

- Lease terms - unauthorised alterations and breach of user clause.
- Planning and building control requirements - planning consent never signed off.

#### BRISTOL CITY COUNCIL'S POSITION:

- The Council has confirmed it will not agree to any lease extension until the breaches are remedied.
- Retrospective consent will only be considered for two self-contained flats (not HMO use), subject to compliance with planning and building control and surrender of the existing lease.
- If retrospective consent for the alteration is agreed the current lease for a maisonette will need to be surrendered and two new leases will then be issued for two self-contained flats.
- Failure to comply may result in the Home Ownership Team instructing Litigation colleagues to issue a formal notice of breach under the lease and consider serving a Section 146 Notice under the Law of Property Act 1925 as a precursor to forfeiture proceedings.

A full copy of the Notice will be included in the online legal pack.

#### POTENTIAL CONVERSION TO 2 FLATS

If planning consent is obtained for conversion of the maisonette into 2 x 2-bedroom flats, we would anticipate the following resale values:

FIRST FLOOR FLAT - £325,000

TOP FLOOR FLAT - £335,000

Gross Development Value (GDV): £660,000

#### TENURE

The property is for sale on a leasehold basis with approximately 88 years remaining. Bristol City Council (Freeholder) have indicated that if consent is granted for the conversion of the property into two flats, the existing lease would need to be surrendered and two new leases would then be issued for two self-contained flats.

#### SERVICE CHARGE

We are informed by the seller the service charge for 2026 is £460.49. Please refer to the online legal pack for further details.

#### COMPLETION

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

#### ENERGY PERFORMANCE CERTIFICATE (EPC) RATINGS

Bedsit 1 - E / Bedsit 2 - E / Bedsit 3 - E / Top Floor Flat - 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@magsandallen.co.uk](mailto:lettings@magsandallen.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@magsandallen.co.uk](mailto:admin@magsandallen.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

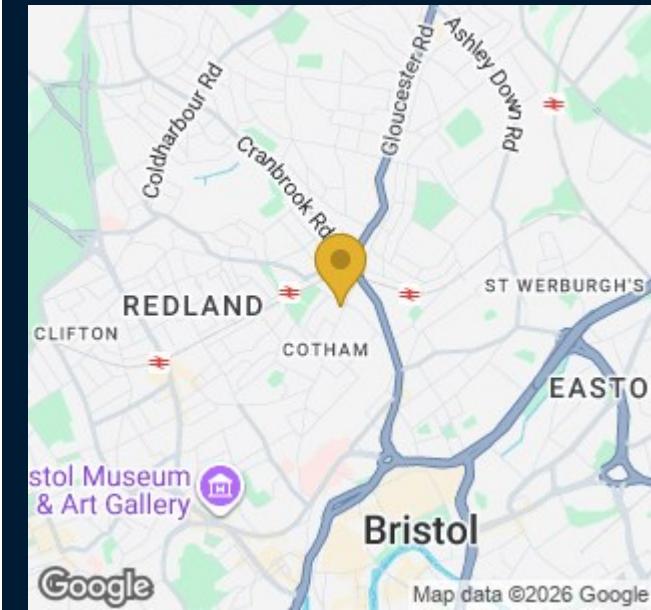
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

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.

#### HMO LICENSING & PLANNING

HMO licensing regulations and planning requirements are subject to regular changes, updates and even individual interpretations by the Local Authority. Prospective buyers are therefore required to make their own enquiries with the Local Authority and review the documents contained in the auction legal pack fully to satisfy themselves that the property is compliant in this respect. Maggs & Allen accept no liability in the event that any Licensing or Planning requirements/documents are not in order at the point of sale.





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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