

# MAGGS & ALLEN

69 ISLINGTON ROAD  
SOUTHVILLE, BRISTOL, BS3 1PZ

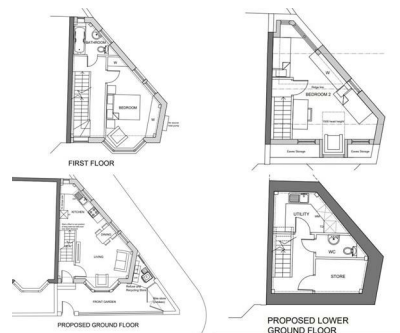
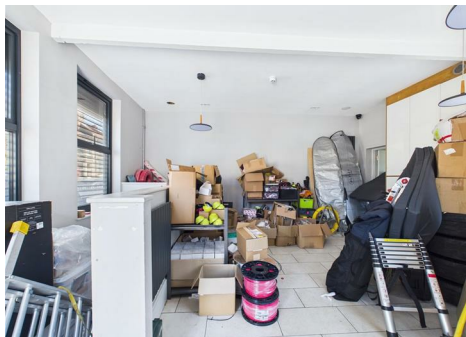
**Guide Price: £135,000+**

- 23 July LIVE ONLINE AUCTION
- Building plot with planning consent granted
- Planning consent for a three-storey, two-bedroom townhouse
- GDV of circa £425,000
- Superb location in the heart of Southville
- 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 23 July 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWINGS

By appointment.

#### SUMMARY

END-TERRACED OFFICE WITH FULL PLANNING CONSENT FOR DEMOLITION AND THE ERECTION OF A NEW 2-BEDROOM TOWNHOUSE

#### DESCRIPTION

A rare development opportunity in the heart of Southville. This end-of-terrace office premises benefits from full planning permission for demolition and the construction of an attractive three-storey, two-bedroom townhouse.

The current accommodation comprises ground-floor office space with WC facilities and a useful basement storage area. Offering exceptional potential for developers, investors and self-build buyers alike, the scheme presents the chance to create a distinctive contemporary home in one of Bristol's most desirable residential locations. The completed property is anticipated to achieve a Gross Development Value (GDV) in the region of £425,000.

Perfectly situated within easy reach of North Street, Wapping Wharf, Bristol Harbourside and Bristol City Centre, the property enjoys access to an outstanding range of independent shops, cafés, restaurants and leisure amenities. Southville continues to be one of Bristol's most sought-after neighbourhoods, attracting professionals, families and investors seeking a vibrant urban lifestyle.

#### LOCATION

Situated on Islington Road in the highly sought-after area of Southville, the property occupies a prime location within one of Bristol's most vibrant and desirable districts. Southville is renowned for its mix of independent shops, cafés, restaurants, making it popular with professionals, families and investors alike.

The property is conveniently positioned close to North Street, Wapping Wharf and Bristol Harbourside, with Bristol City Centre easily accessible on foot, by bicycle or public transport. Excellent road links and nearby Temple Meads railway station provide strong connectivity, while the area's blend of residential charm and urban convenience continues to drive strong demand for property.

#### PLANNING

Planning application was granted on 5 July 2024 under Application Number 23/01203/F for the demolition of existing and erection of a 2 and 1/2 storey 2 bedroom dwelling.

#### PROPOSED HOUSE - 92.2 M<sup>2</sup>

The proposed townhouse will comprise a modern open-plan living/kitchen/dining room on the ground floor with a utility room, WC and store in the existing basement level. The first floor will provide a double bedroom and bathroom, and the top floor will comprise the second bedroom.

#### 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.

#### 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.

#### 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.

#### RENTAL & SALES ESTIMATES

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

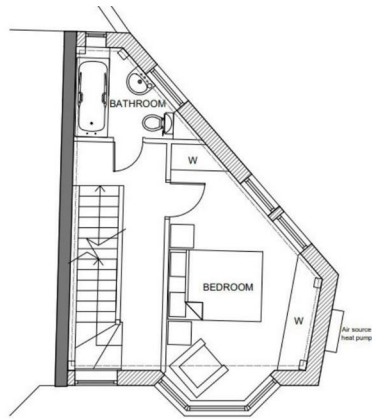
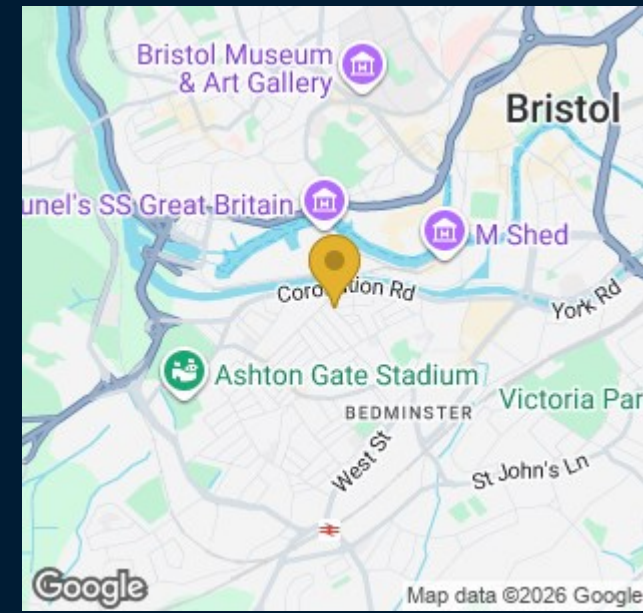
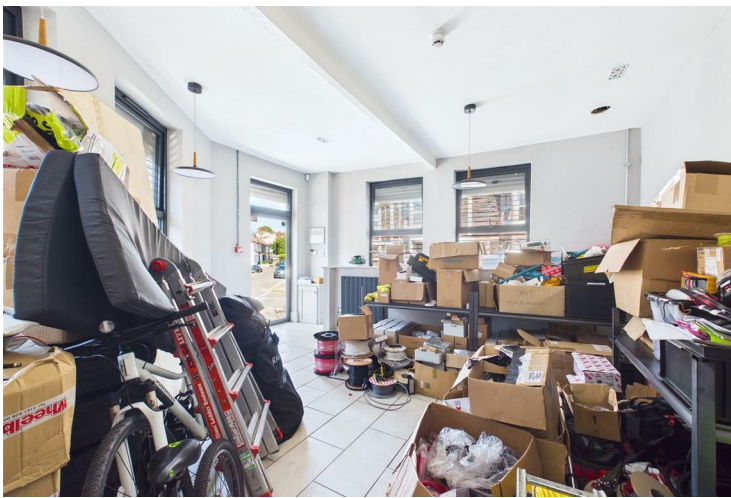
#### LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

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).

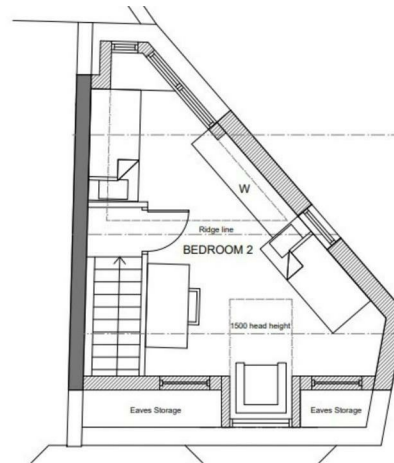
#### AUCTION OR BRIDGING FINANCE REQUIRED?

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)

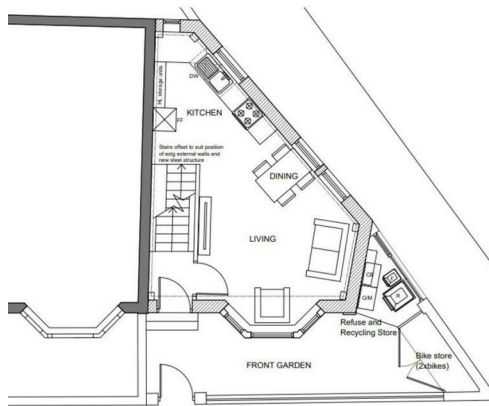




FIRST FLOOR



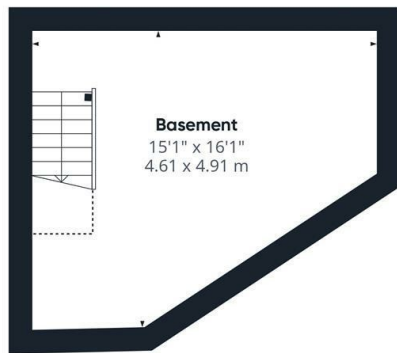
PROPOSED LOWER GROUND FLOOR



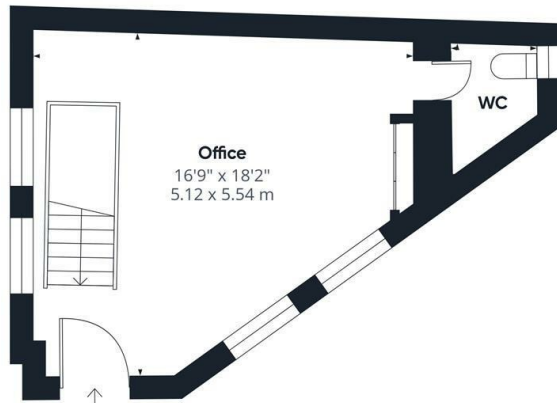
PROPOSED GROUND FLOOR



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.



Basement



Ground Floor



**Approximate total area<sup>m</sup>**

469 ft<sup>2</sup>  
43.5 m<sup>2</sup>

**Reduced headroom**

16 ft<sup>2</sup>  
1.5 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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