

MAGGS & ALLEN

149 SOUTHMEAD ROAD
WESTBURY ON TRYM, BRISTOL, BS10 5DW

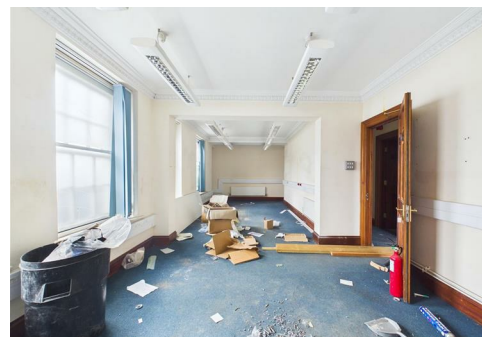
Guide Price: £265,000+

- SOLD PRIOR - 15 October Auction
- Superb Development Opportunity
- Full Planning Consent for 3 x 3-Bedroom Houses
- GDV in the region of £1,155,000
- Superb location close to Henleaze high street
- 8-week completion



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

0117 973 4940
www.maggsandallen.co.uk



FOR SALE BY AUCTION

SOLD PRIOR - This property is due to feature in our online auction on 15 October 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By Appointment

SUMMARY

SOLD PRIOR - SUBSTANTIAL PERIOD BUILDING - PLANNING GRANTED FOR 3 X 3-BEDROOM HOUSES

DESCRIPTION

A substantial period property benefiting from planning permission for conversion and extension to create three attractive three-bedroom houses, each arranged over three storeys with private gardens.

The consented scheme presents an exciting opportunity to deliver an exclusive development of three family homes, with an anticipated Gross Development Value (GDV) in the region of £1,155,000. The property offers considerable appeal to builders and developers seeking a well-located residential development opportunity.

Situated in a popular North Bristol location, the property is conveniently positioned for Westbury-on-Trym village, Henleaze and a wide range of local shops, schools, amenities and transport links. An excellent opportunity to create a small development of high-quality houses in a highly desirable residential area.

LOCATION

The property is situated on Southmead Road in Westbury-on-Trym, a popular residential area in North Bristol. The location benefits from a good range of local shops, cafés, restaurants and everyday amenities, with Westbury-on-Trym village and Henleaze nearby. The area is well connected, with regular bus services providing access to Bristol City Centre and surrounding areas. The M5 and wider motorway network are also within easy reach, making the location convenient for commuters.

PLANNING CONSENT

Full planning consent has been granted for conversion and extension of No. 149 Southmead Road into three houses (C3).

Planning reference: 23/01462/F
Decided Date: 23rd October 2025
Local Authority: Bristol City Council

ACCOMMODATION

Please refer to the floor plan

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE

Rating: D

TENURE

Please refer to Auction legal pack

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,900 plus VAT (£2,280 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.

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

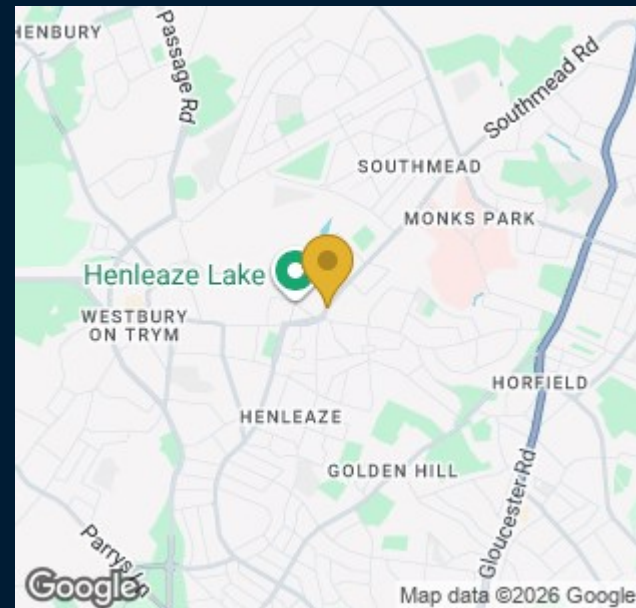
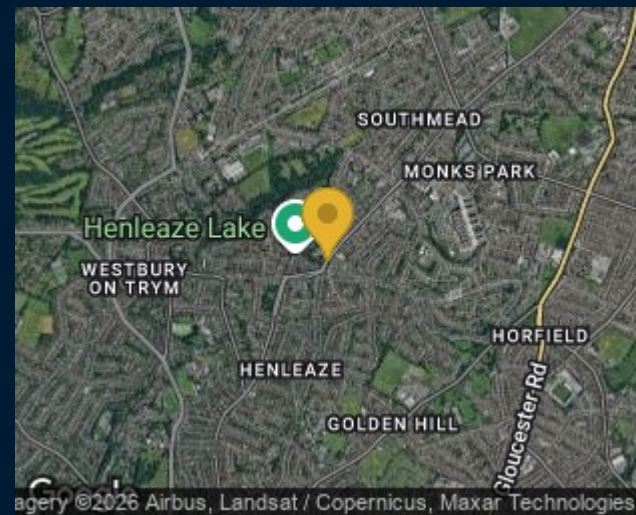
LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

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.

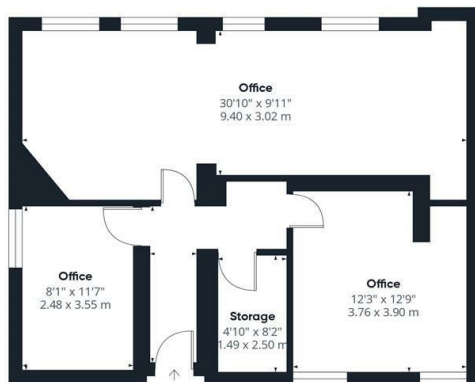
SITE PLAN

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.





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.



Ground Floor



Floor 1



Approximate total area¹
1394 ft²
129.4 m²

(1) Excluding balconies and terraces

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

OIRAFFE360



22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

**MAGGS
& ALLEN**