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0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

Auctions

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## LOT 1 - Land At, Glenfrome Road, Eastville, Bristol, BS5 6TY

**For auction Guide Price £55,000 to £65,000 +**

GUIDE PRICE: £55,000-£65,000. A substantial parcel of land measuring approximately 0.49 acres offering potential for a variety of different uses, subject to obtaining the necessary planning consents. The site is situated in a convenient location in Eastville providing easy access to the M32 and City Centre.





# LOT 1 - Land At, Glenfrome Road, Eastville, Bristol, BS5 6TY

## FOR SALE BY AUCTION

This property is due to be auctioned on the 26th February 2019 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

## VIEWING

By appointment

## SUMMARY

0.49 ACRE SITE - POTENTIAL FOR A VARIETY OF USES

## DESCRIPTION

A parcel of land measuring approximately 0.49 acres offering potential for a variety of different uses, subject to obtaining the necessary planning consents. The land benefits from road frontage onto Glenfrome Road and backs onto the river Frome.

## LOCATION

The site is situated on Glenfrome Road close to the junction with Stapleton Road in Eastville. Easy access is provided to Stapleton Village, the M32 and City Centre.

## PLANNING

The site is not being sold with the benefit of any planning consent but we feel there is potential for a variety of different uses, subject to obtaining the necessary planning consents. Interested parties should make their own enquiries with the Local Authority to establish the likelihood of their intended use being approved.

## PLANNING HISTORY

### Application No.

18/02982/F.

### Description of Development

Proposed conversion of vacant land to provide a new car sales, with single storey sales office.

### Decision

REFUSED - 6th September 2018.

### LOCAL AUTHORITY

Bristol City Council.

### SOLICITOR

TBC

### BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 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 BIDDING

If you are unable to attend the auction then you can submit a proxy bid. This will authorise a representative of Maggs & Allen to bid on your behalf up to a pre-set amount. The proxy bidding form 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 2 cheques (one for the 10% deposit and one for the buyer's premium of £1,200 inc VAT) is required by the auction department no later than 4pm on the day of the auction.

## ATTENDING THE AUCTION

If you are intending to bid and are successful, the following will be required:

- \* Proof of identity (valid passport or photo driving licence).
- \* Proof of address (bank statement, recent utility bill, council tax bill or tenancy agreement).
- \* 10% deposit payment.
- \* Buyer's premium payment.
- \* Details of your solicitor.

## DEPOSIT & BUYER'S PREMIUM PAYMENTS

Forms of acceptable payment:

- \* Cheque
- \* Bankers Draft
- \* Debit Card Payment

For card payments:

Please ensure that you advise your bank of the potential payment prior to the auction.



## Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton  
Bristol, BS8 1BA

## Estate Agents & lettings

60 Northumbria Drive, Henleaze  
Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavors 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 Regulation 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 angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

