

MAGGS & ALLEN

LAND ADJOINING 3 COURTFIELD GROVE

FISHPONDS, BRISTOL, BS16 2DS

Guide Price: £125,000+

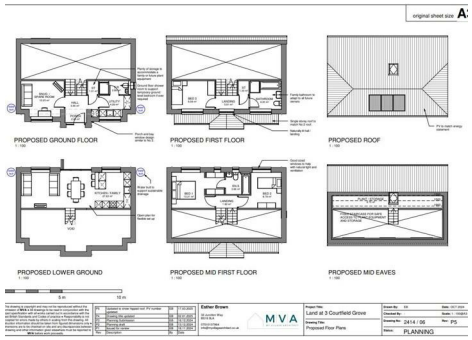
- SOLD PRIOR - 19 November Auction
- Building plot with full planning granted
- Consent for a detached 3-bedroom house
- GDV of circa £475,000
- Quiet residential cul de sac
- 6-week completion

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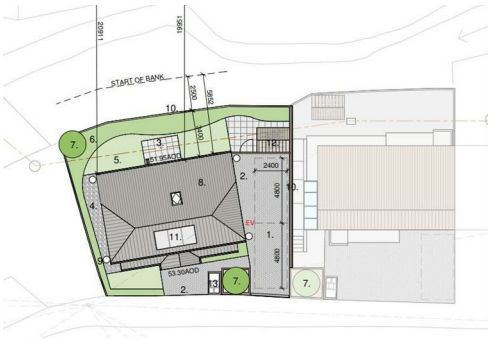
Auction & Commercial
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MAGGS & ALLEN

LAND ADJOINING 3 COURTFIELD GROVE, FISHPONDS, BRISTOL, BS16 2DS

Guide Price: £125,000+

FOR SALE BY AUCTION
This property is due to feature in our LIVE Online Auction on 19 November 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS
By appointment.

SUMMARY
SOLD PRIOR - BUILDING PLOT WITH PLANNING CONSENT GRANTED FOR A 3-BEDROOM DETACHED HOUSE

DESCRIPTION
A rare opportunity to purchase a building plot with full planning consent granted for the construction of a unique three-bedroom detached house, with private gardens and off-street parking.

Situated in a quiet residential cul-de-sac in Fishponds, the site is conveniently located within walking distance of the extensive shops, cafés and other amenities along Fishponds Road.

With an anticipated Gross Development Value (GDV) of approximately £475,000, the plot represents an excellent development opportunity for builders, developers and self-builders.

LOCATION
Courtfield Grove is a quiet residential cul-de-sac in the popular Bristol suburb of Fishponds. The land is conveniently positioned within walking distance of Fishponds Road, which offers a wide range of local amenities, including supermarkets, independent shops, cafés and restaurants. The area is well served by public transport, providing access to Bristol city centre and the M32, while the nearby Bristol and Bath Railway Path offers an attractive route for walking and cycling.

PLANNING
Full planning consent has been granted for the erection of a detached house as detailed below:

Planning Reference: 24/05050/F
Decision Date: 15 September 2025
Local Authority: Bristol City Council

GROSS DEVELOPMENT VALUE (GDV)
We anticipate a GDV for the completed house in the region of £475,000.

PROPOSED HOUSE - 105 m²
The proposed dwelling has been thoughtfully designed to provide an entrance hall, snug, utility room and cloakroom on the ground floor. A central staircase leads down to a full width open-plan kitchen/dining/living room with bi-folding doors onto the rear garden. The upper floors will comprise three well-proportioned bedrooms (master with en-suite and dressing room) and a family bathroom. Externally, the property will benefit from two off-street parking spaces and gardens to the front, side and rear.

COMMUNITY INFRASTRUCTURE LEVY (CIL)
The CIL payment is £8929.69.

COMPLETION
Completion for this lot will be 6 weeks from exchange of contracts or sooner by mutual agreement.

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.

TENURE
Please refer to the auction legal pack for confirmation.

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 £1,900 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 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 bidder registration 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 pre-authorised hold on funds for your bidding deposit must be received no later than 24 hours before the date of the auction.

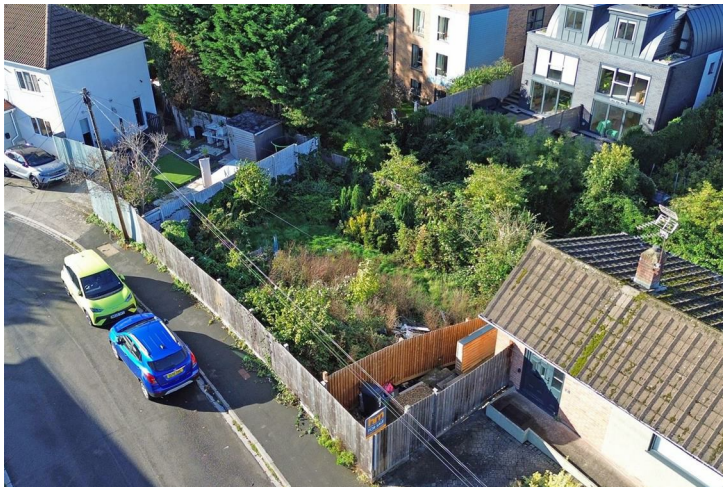
BIDDING DEPOSITS
Bidders will be required to use the online card facility to pay their Bidding Deposit. A pre-authorised hold on funds in the amount of £5,000 will be placed on your debit card until the auction date.

If you are the successful bidder, this amount will be debited from your card and the balance of the deposit monies and Buyer's Premium (£1,900 plus VAT) must be transferred to our client account within two working days of the auction sale. If you are unsuccessful at the auction, the hold on your card will be released the following day (please be aware that the time taken to release the hold on funds may vary depending on your card provider).

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.



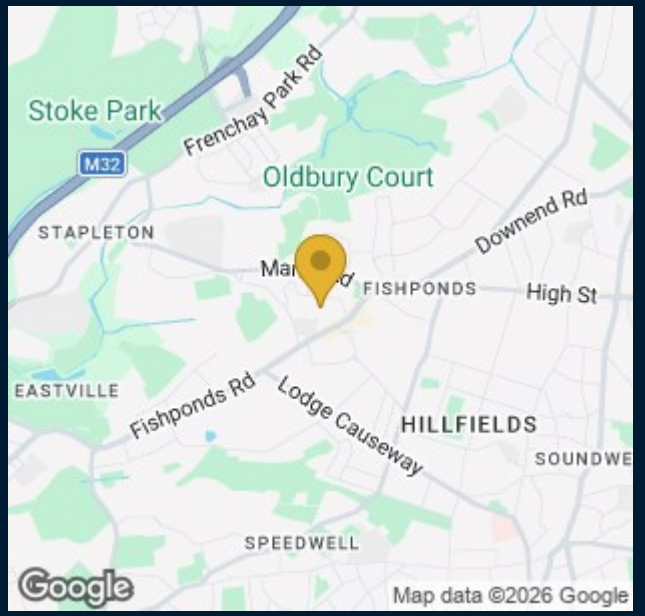


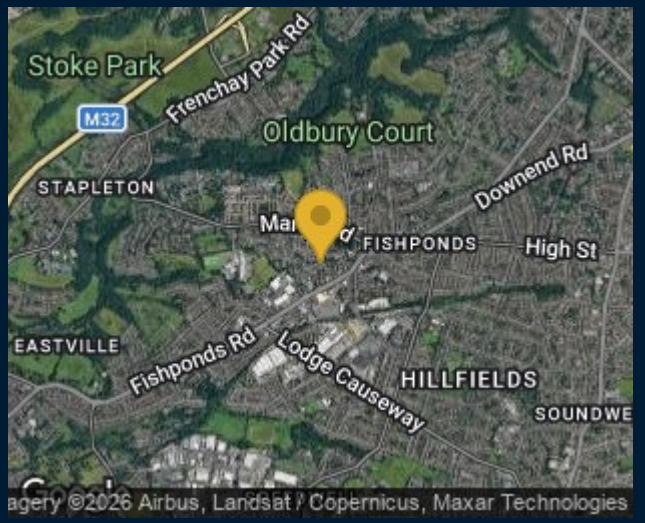




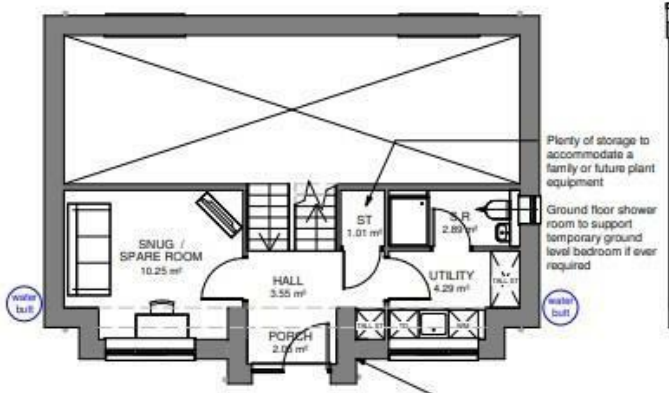




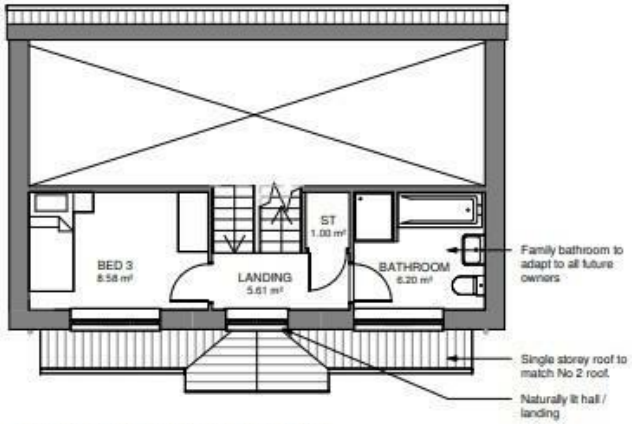




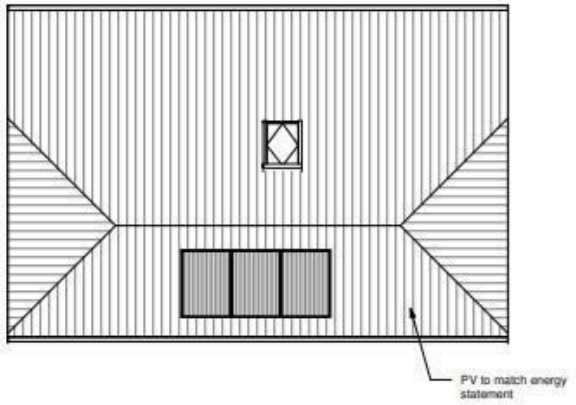
Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.



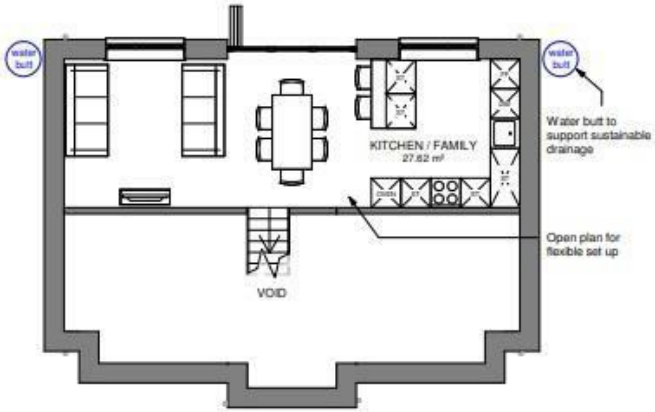
PROPOSED GROUND FLOOR
1 : 100



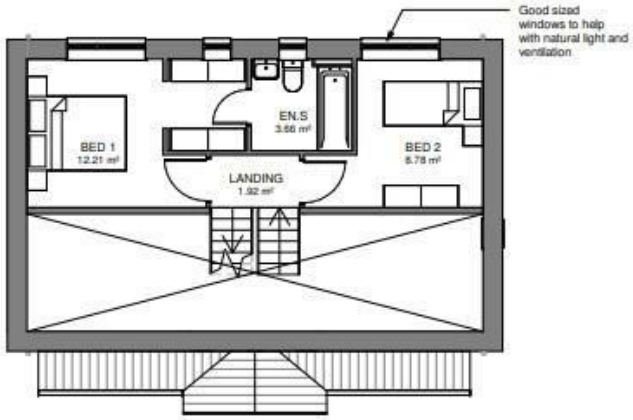
PROPOSED FIRST FLOOR
1 : 100



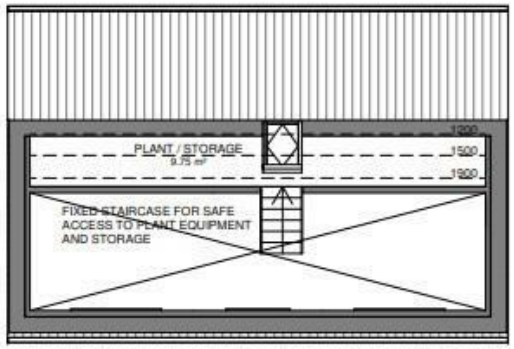
PROPOSED ROOF
1 : 100



PROPOSED LOWER GROUND
1 : 100



PROPOSED MID FIRST FLOOR
1 : 100



PROPOSED MID EAVES
1 : 100

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