

AUCTION RESULTS

21st April 2016

Property Auction

The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol, BS7 9EJ

Thursday 21st April 2016 at 7.00pm

**maggs
+ allen**

www.maggsandallen.co.uk



LOT 1

5 Squires Court, Longwell Green, Bristol BS30 7ED GUIDE *£100,000+

Back to back one bedroom house with garage and garden in need of some updating. The property benefits from double glazing.

SOLD FOR £145,000



LOT 2

Land r/o 58-68 Grimsbury Road, Kingswood Bristol BS15 9SD GUIDE *£100,000+

Level parcel of land of approximately 0.32 acres with lapsed planning consent for the erection of a large 4 bedroom detached dwelling with garage.

SOLD FOR £101,000



LOT 3

38 Frys Hill, Kingswood, Bristol BS15 4QJ GUIDE *£155,000+

Attractive semi-detached 2 bedroom house in need of modernisation. The property benefits from a good sized rear garden.

SOLD FOR £166,000



LOT 4

15A Etloe Road, Westbury Park, Bristol BS6 7NZ GUIDE *£350,000+

Rare opportunity to acquire a site in Westbury Park currently arranged as offices. Benefiting from consent to convert to 5 residential units.

SOLD FOR £390,000



LOT 5

15 Alexandra Court, Alexandra Park, Fishponds, Bristol BS16 2BQ GUIDE *£120,000+

Spacious and very well presented ground floor two bedroom apartment with allocated parking space, currently let producing £625pcm.

SOLD FOR £142,500



LOT 6

14 High Street, Warmley, Bristol BS15 4ND GUIDE *£295,000+

Development site of approx 0.14 acres with planning granted for 2no. 3 bed houses and conversion of the existing building to provide two large 2 bedroom flats.

SOLD FOR £335,000



LOT 7

Freehold Ground Rents, 71 Shaldon Road, Horfield, Bristol BS7 9NN GUIDE *£3,000 - £5,000

Freehold ground rents on a terraced 1930's building arranged as 2 flats producing an income of £300 per annum.

SOLD PRIOR



LOT 8

41 Irby Road, Ashton, Bristol BS3 2LZ GUIDE *£285,000+

Larger than average 1930s style 3 bedroom house in need of some updating with garage, situated in a highly sought after location.

SOLD FOR £329,000



LOT 9

Land r/o 25 Hanover Street, Barton Hill, Bristol BS5 9QP GUIDE *£10,000 - £20,000

Parcel of land, currently occupied by a detached single garage with additional land to the right hand side of the plot.

SOLD FOR £18,000



LOT 10

Land r/o 53-55 Nags Head Hill, St George, Bristol BS5 8LP GUIDE *£140,000+

Development site with planning consent granted for conversion of the existing garage/workshop into a 3 bed detached dormer bungalow and the erection of a further 2 bed detached house.

SOLD FOR £194,000



LOT 11

53 Nags Head Hill, St George, Bristol BS5 8LP GUIDE *£155,000+

Large 2 bedroom end of terraced house with fitted kitchen and double glazing. Perfect buy to let or family home.

SOLD FOR £160,000



LOT 12

33 Bath Road, Keynsham, Bristol BS31 1SL GUIDE *£450,000+

Substantial and imposing 5 bedroom Grade II listed Georgian house. The property offers spacious accommodation arranged over 3 storeys.

SOLD FOR £460,000



LOT 14

258 Down Road, Portishead, Bristol BS20 8HY GUIDE *£75,000 - £85,000

Two bed detached bungalow of non-traditional construction occupying a secluded plot. Benefits from stunning panoramic views of the Bristol Channel and is now in need of refurbishment.

SOLD FOR £85,000



LOT 15

Land r/o 87 Mortimer Road, Filton, Bristol BS34 7LH GUIDE *£20,000-£30,000

Level parcel of land (approx 240sqm) fronting Nutfield Grove. The site benefits from planning consent for the erection of 2 lock up garages.

POSTPONED



LOT 16
The Bungalow, Parkhouse Lane, Keynsham, Bristol BS31 2SG
GUIDE *£495,000+
 4 bed detached property situated on a large plot of approx. 0.8 acres.

SOLD FOR £560,000



LOT 17
15 Unity Street, Kingswood, Bristol BS15 8EE
GUIDE *£110,000+

Period terraced house, situated in quiet residential cul de sac. The property is sold subject to a Regulated Tenancy at a registered rent of £439.50 per calendar month (£5,274pa).

SOLD FOR £130,000



LOT 18
Land on the South Side of A368 Near Harptree Hill, West Harptree BS40 6EH
GUIDE *£25,000-£35,000

Parcel of land (approx 309sqm) with road frontage onto the A368. The site may offer potential for redevelopment.

WITHDRAWN



LOT 19
10 Ashton Road, Ashton, Bristol BS3 2EA
GUIDE *£400,000 - £450,000

Substantial 3 storey investment property comprising a fully-fitted ground floor cafe of approx. 850sqft and a very well-presented 3 bedroom maisonette above.

WITHDRAWN



LOT 20
32 Beechen Drive, Fishponds, Bristol BS16 4DG
GUIDE *£150,000+
 Terraced 3 bedroom house situated in a residential location. The property is currently let producing approx. £12,000 per annum.

POSTPONED



LOT 21
Development Site at Ronayne Walk, Fishponds, Bristol BS16 2PD
GUIDE *£275,000+

Development site with planning granted for the erection of 4 new semi-detached houses (2no. 3 bed houses and 2no. 2 bed houses) with parking.

SOLD FOR £300,000



LOT 22
12 Callicroft Road, Patchway, Bristol BS34 5BS
GUIDE *£155,000+
 1930s 3 bed semi-detached house in need of modernisation situated on a corner plot. There is a large detached garage which may offer potential for redevelopment.

SOLD FOR £195,000



LOT 23
32 Feeder Road, St Philips, Bristol BS2 0SE
GUIDE *£140,000+

Mixed-use premises comprising a ground floor shop/workshop and maisonette. The ground floor offers potential for residential conversion.

SOLD FOR £189,000



LOT 24
40 Rectory Close, Yate, Bristol BS37 5SD
GUIDE *£140,000+

Semi-detached 3 bed property in need of modernisation. Benefiting from front and rear gardens as well as a single garage and carport.

SOLD FOR £190,000



LOT 25
17 Durbin Walk, Easton, Bristol BS5
GUIDE *£120,000 +

3 storey mid-terraced townhouse with integral garage in need of modernisation. The property is currently let producing £750pcm.

SOLD FOR £168,000



LOT 26
Land & Garage r/o 12 Springfield Avenue, Horfield, Bristol BS7 9QU
GUIDE *£10,000 - £20,000

Parcel of land currently occupied by a detached garage. The site would be ideal for parking/secure storage.

SOLD FOR £36,000



LOT 27
Aquarius Marine Group, Beckery Road, Glastonbury BA6 9NT
GUIDE *£50,000-£60,000

Single storey office/workshop premises (approx. 750sqft) with additional forecourt providing off street parking for several vehicles.

POSTPONED



LOT 28
29 Brentry Road, Fishponds, Bristol BS16 2AB
GUIDE *£160,000+
 Attractive double bay fronted Victorian property currently arranged as 2 self-contained flats. The property is in need of refurbishment and offers an exciting investment or break up opportunity.

SOLD FOR £201,000



LOT 29
2 Station Road, Clevedon BS21 6NH
GUIDE *£125,000+

Freehold retail investment let on a 10 year Full Repairing and Insuring lease from September 2013 at £12,500pa with additional ground rent.

SOLD PRIOR



3 Station Road, Clevedon BS21 6NH
GUIDE *£165,000+

Freehold commercial investment let on a 10 year Full Repairing and Insuring lease from November 2009 at £14,500pa to 'Greggs PLC'

SOLD PRIOR



15 Camberley Road, Knowle, Bristol BS4 1SY
GUIDE *£230,000+

Freehold residential investment arranged as 4 self-contained flats capable of producing in excess of £25,000pa.

SOLD FOR £200,000



14 Dorester Close, Brentry, Bristol BS10 6PB
GUIDE *£75,000-£85,000

First floor one bedroom apartment of non-traditional construction in need of some modernisation. The property benefits from double glazing throughout and a single garage.

SOLD FOR £86,000

Contact the Auction Team to arrange a free, no obligation valuation and feature your property with Bristol's most successful property auctioneers on **0117 973 4940**.

Suitable Auction properties include:

- **Houses & flats in need of modernising or refurbishment.**
 - **Building plots & development sites.**
- **Tenanted commercial or residential investment properties.**
 - **Garages and workshops.**
 - **Properties where a quick sale is required.**
 - **Deceased estate & probate sales.**



We are currently taking entries for our next Auction on 7th June 2016

Contact us on **0117 973 4940**
to feature your property with Bristol's most successful Property Auctioneers

Auction, Commercial & Surveyors

22 Richmond Hill
Clifton
Bristol
BS8 1BA

Telephone: 0117 973 4940

Estate Agents & Lettings

60 Northumbria Drive
Henleaze
Bristol
BS9 4HW

Telephone: 0117 949 9000

**maggs
+ allen**

www.maggsandallen.co.uk