

# AUCTION RESULTS

26<sup>th</sup> July 2016

## Property Auction

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

Tuesday 26<sup>th</sup> July 2016 at 7.00pm

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**LOT 1**

**1 Bellevue Park, Brislington, Bristol  
BS4 4JR GUIDE \*£200,000-£225,000**

Substantial corner property with rear garage situated in a sought after residential location. The property offers scope for residential redevelopment, subject to consents.

**SOLD FOR £225,000**



**LOT 2**

**Kingsley House Car Park, Kingsley Road,  
Cotham, Bristol BS6 6AD  
GUIDE \*£15,000-£25,000**

Freehold gated car park, situated in a highly sought after location. The car park is currently arranged to provide 4 car parking spaces.

**SOLD FOR £30,000**



**LOT 3**

**Land adj. 2 Craven Close, Longwell Green,  
Bristol BS30 7BX  
GUIDE \*£125,000-£145,000**

Level parcel of land measuring approx 220 sqm with full planning consent granted for the erection of a three bedroom detached house.

**SOLD FOR £145,000**



**LOT 4**

**592 Fishponds Road, Fishponds, Bristol  
BS16 3DA GUIDE \*£50,000+**

Ground floor lock up shop unit (approx 340sqft) situated in a prominent corner position on Fishponds Road. Potential rental income of circa £5,200pa.

**SOLD FOR £50,000**



**LOT 5**

**Garage adj. 51A Downs Park West,  
Westbury Park, Bristol BS6 7QL  
GUIDE \*£20,000-£30,000**

Single garage with additional front forecourt situated in a prime residential position within close proximity to Durdham Downs.

**SOLD FOR £27,000**



**LOT 6**

**37 Gloucester Road, Staple Hill, Bristol  
BS16 4SH GUIDE \*£135,000+**

Attractive period 2 bedroom house in need of updating, situated in a popular residential location within close proximity to Page Park and the shops and amenities on Staple Hill High Street.

**SOLD FOR £176,000**



**LOT 7**

**Freehold Ground Rents Waterloo House,  
Lower Lane, Shepton Mallet BA4 5DL  
GUIDE \*£35,000-£45,000**

Freehold ground rents on a modern block of 18 residential apartments. Ground rent payable per flat is £200pa giving a total income of £3,600pa.

**SOLD FOR £51,000**



**LOT 8**

**119 Hanham Road, Hanham, Bristol  
BS15 8NR GUIDE \*£175,000+**

Larger than average end of terrace house with 3 double bedrooms and upstairs bathroom that has recently undergone a basic refurbishment but still offers scope to add value.

**SOLD PRIOR**



**LOT 9**

**Land at Fairfield Road, Montpelier, Bristol,  
BS6 5JS GUIDE \*£325,000+**

Development site with full planning consent granted for the erection of 3 modern detached houses. The site is situated in a highly sought after residential location.

**WITHDRAWN**



**LOT 10**

**214-216 Church Road, St George, Bristol  
BS5 8AD GUIDE \*£360,000+**

Opportunity to purchase a high yielding residential investment property arranged as 5 self-contained flats. The property is currently let producing approx. £35,400pa.

**SOLD FOR £365,000**



**LOT 11**

**6-8 Sussex Street, St Philips, Bristol  
BS2 0RA GUIDE \*£195,000+**

Industrial Unit and yard let at £30,000pa on an Full Repairing & Insuring lease. To be sold leasehold with approx. 63 years remaining subject to a £9,000pa ground rent.

**SOLD FOR £215,000**



**LOT 12**

**The Moose Hall, 92 High Street,  
Portishead BS20 6AJ  
GUIDE \*£90,000-£100,000**

Detached hall of approximately 780sqft situated just off the Portishead High Street. Offered for sale Freehold and with vacant possession.

**SOLD FOR £132,000**



**LOT 14**

**92 Cottrell Road, Eastville, Bristol BS5 6TN  
GUIDE \*£200,000+**

Freehold end of terrace property arranged as 2 self-contained one bedroom flats with an additional parcel of land to the side offering potential for an additional dwelling.

**SOLD FOR £200,000**



**LOT 15**

**16 Sandhurst Road, Brislington, Bristol  
BS4 3PJ GUIDE \*£135,000+**

Spacious and well-presented ground floor flat situated in a popular residential location. The property benefits from a private rear garden.

**SOLD PRIOR**





LOT 16

**160 Bath Road, Totterdown, Bristol  
BS4 3EF GUIDE \*£90,000+**

Prominent corner property arranged as a shop with basement and self-contained one bedroom flat above with parking to the rear.

**SOLD FOR £92,000**



LOT 17

**Former Bus Depot, Smyths Close,  
Avonmouth, Bristol BS11 9EX  
GUIDE \*£190,000+**

Forming part of an attractive Grade II listed former bus depot has planning consent granted for 3 residential dwellings.

**SOLD POST AUCTION**



LOT 18

**9 Headley Road, Bishopworth, Bristol  
BS13 7RN GUIDE \*£140,000+**

3 bedroom semi-detached house with garage and driveway, situated in a pleasant residential location in Bishopworth.

**SOLD FOR £140,000**



LOT 19

**69 Clarence Road, Redcliffe, Bristol BS1 6RP  
GUIDE \*£500,000+**

Freehold potential development site currently arranged as a substantial restaurant with staff accommodation and basement level.

**WITHDRAWN**



LOT 20

**44 Norton Road, Knowle, Bristol BS4 2HA  
GUIDE \*£325,000+**

Attractive and substantial 3 bedroom end of terrace period house. The property is now in need of modernisation and benefits from a garage, driveway and good sized rear garden.

**SOLD FOR £366,000**



LOT 22

**13 Rene Road, Easton, Bristol BS5 0LZ  
GUIDE \*£190,000+**

Attractive period 2 bedroom terraced house with upstairs bathroom in need of some modernisation.

**SOLD FOR £198,000**



LOT 24

**17 Gotley Road, Brislington, Bristol  
BS4 5AT GUIDE \*£195,000+**

Spacious 3 bedroom semi-detached house with planning consent granted for an extension to the side to create two separate 2 bedroom houses.

**POSTPONED**



LOT 25

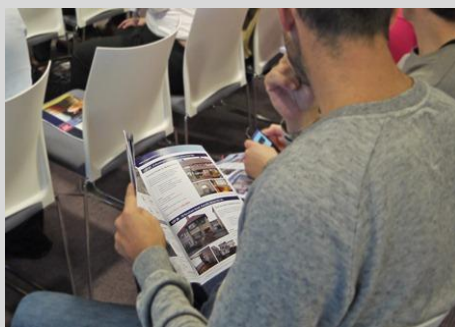
**19 Lambrook Road, Fishponds, Bristol  
BS16 2HA GUIDE \*£165,000+**

Detached 3 bedroom bungalow in need of renovation set in a large plot of approx. 0.17 acres which offers scope for extending or redevelopment, subject to consents.

**SOLD FOR £245,000**



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