

# AUCTION RESULTS

27<sup>th</sup> February 2018

## Property Auction

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

Tuesday 27<sup>th</sup> February 2018 at 7.00pm

**maggs  
+ allen**

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20 Stretford Road, St George, Bristol BS5 7AW

### End Terraced House for Modernisation

An attractive end of terrace Victorian house in need of modernisation situated in a popular residential location within close proximity to St George Park. The property offers excellent scope for improvement and benefits from a single garage to the rear.

LOT  
1

Guide Price: **£200,000-£225,000**

**SOLD FOR £243,000**



Land and Garage at 13A Greenway Lane, Southmead, Bristol BS10 5DQ

### Land & Garage/Workshop with Potential

Parcel of land occupied by a detached garage/workshop, situated in a convenient location within close proximity to Southmead Hospital. Potential for a variety of different uses, subject to obtaining the necessary planning consents.

LOT  
2

Guide Price: **£15,000-£20,000**

**SOLD FOR £25,000**



142 & 144 Wells Road, Totterdown, Bristol BS4 2AG

### Double Fronted Shop of approximately 2,000 sqft

Opportunity to purchase 2 ground floor shop units measuring approximately 2,000sqft in total. We feel there is potential for a variety of different uses including a large cafe/restaurant, retail premises, children's play cafe or other community uses, subject to obtaining the necessary consents. Offered for sale with vacant possession.

LOT  
3

Guide Price: **£120,000+**

**AVAILABLE**



44 Queensholm Drive, Downend, Bristol BS16 6LG

### Substantial Semi-Detached House for Modernisation

A substantial and extended 4/5 bedroom halls adjoining semi-detached house situated in a sought after residential location in Downend. The property is in need of modernisation and benefits from a sizeable integral garage, off-street parking to the front and a delightful mature rear garden.

LOT  
4

Guide Price: **£275,000+**

**SOLD FOR £378,000**



Workshop rear of 336 Church Road, St George, Bristol BS5 8AJ

### Land & Workshop with Planning Granted for a 3 Bedroom House

A parcel of land, currently occupied by a large garage/workshop (approx. 906 sq ft) with full planning consent granted for demolition and the erection of a 3 bedroom house with integral garage and rear garden.

LOT  
5

Guide Price: **£60,000-£70,000**

**POSTPONED**

Guide Price: **£200,000+**

753B Fishponds Road, Fishponds, Bristol BS16 3UP

**Four Storey Freehold Investment with Potential to Convert**

Four storey commercial property arranged as a ground floor shop with basement and 2 additional floors above offering potential for residential conversion, subject to consents. The property is situated in a prominent position on Fishponds Road and benefits from a good-sized rear garden with rear access.

LOT  
6**WITHDRAWN PRIOR**Guide Price: **£165,000+**

2 Caldicott Close, Lawrence Weston, Bristol BS11 0TH

**Well-Presented 3 Bedroom End of Terrace**

A very well-presented 3 bedroom end of terrace house, situated in a quiet residential cul de sac in Lawrence Weston. The property is currently let producing £925 per calendar month (£11,100 per annum) making this an ideal investment opportunity. There is a lawned garden to the rear and easy access is provided to the Blaise Castle Estate which is located less than a mile away.

LOT  
7**SOLD FOR £175,000**Guide Price: **£260,000+**

129 Hill Street, Kingswood, Bristol BS15 4EZ

**Victorian Detached House with Building Plot**

Attractive and spacious 3 bedroom detached house in need of refurbishment with planning consent pending for the erection of an additional detached bungalow with parking and gardens. The existing property benefits from well proportioned rooms with high ceilings and is situated in a convenient location with excellent transport links to the city centre and the A4174 ring road.

LOT  
8**SOLD FOR £260,000**Guide Price: **£235,000+**

6 Dial Lane, Downend, Bristol BS16 5UH

**Light Industrial Unit with Development Potential**

A parcel of land measuring approximately 0.10 acres, currently occupied by a light industrial unit of approximately 2,752 sq ft. The site benefits from off-street parking for several vehicles and is to be sold with vacant possession. Potential for residential redevelopment, subject to obtaining the necessary planning consents.

LOT  
9**SOLD PRIOR**Guide Price: **£295,000+**

142 Bath Road, Willsbridge, Bristol BS30 6EF

**Substantial Property with Planning to Convert**

A substantial period end of terrace cottage measuring approximately 1,852 sq ft with full planning consent granted for conversion into 2 separate cottages (1 x 3 bed and 1 x 2 bed). Both properties will benefit from private rear courtyards and double garages on the land to the side of the existing dwelling.

LOT  
10**AVAILABLE**

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9 Regent Street, Kingswood, Bristol BS15 8JX

### Freehold Mixed-Use Investment

A recently renovated freehold investment property comprising an extended ground floor shop with 2 x 2 bed self contained flats to the upper floors and an additional studio flat to the rear. The property is fully let producing £38,500 per annum. Early enquiries recommended.

LOT  
11

Guide Price: **£395,000+**

**WITHDRAWN PRIOR**



Land adj The Old Farm, Curtis Lane, Stoke Gifford, BS34 8QG

### Development Site with Planning for 2 Detached Houses

An exciting opportunity to purchase a parcel of land with planning consent pending for the erection of two detached three bedroom houses with parking and gardens. The site is situated in a delightful location in Stoke Gifford and would be ideally suited to builders, developers and self builders.

LOT  
12

Guide Price: **£275,000+**

**AVAILABLE**



159 Gill Avenue, Fishponds, Bristol BS16 2PJ

### Spacious 2 Bedroom Flat with Parking and Garden

A spacious 2 bedroom first floor flat with private entrance, driveway providing off-street parking and a good sized garden to the rear. The property offers excellent rental potential as an investment or would suit owner occupation. Situated in a popular residential location in Fishponds, easy access is provided to the shops and amenities on Fishponds Road.

LOT  
14

Guide Price: **£100,000+**

**AVAILABLE**



30 Westminster Road, Whitehall, Bristol BS5 9AW

### Victorian 3 Bedroom Terraced House for Modernisation

Attractive double bay fronted 3 bedroom terraced house, situated in a popular residential location in Whitehall. The property has been tenanted in recent years and is now in need of updating. Easy access is provided to the shops and amenities on Church Road and excellent transport links are provided to the City Centre.

LOT  
15

Guide Price: **£200,000+**

**SOLD FOR £218,000**



Land adj. 5 Church Hill, Brislington, Bristol BS4 4LT

### Building Plot with Lapsed Planning

Opportunity to purchase a level parcel of land measuring approximately 84sqm with lapsed planning consent for the erection of 2 self-contained flats (1x one bedroom ground floor flat and 1x two bedroom maisonette). The site offers potential for a similar scheme to the lapsed planning or a new end of terrace house, subject to obtaining the necessary planning consents.

LOT  
16

Guide Price: **£65,000-£75,000**

**SOLD FOR £75,000**

Guide Price: **£230,000+**

Workshop, Coldharbour Road, Redland, Bristol BS6 7JT

**Building Plot with Planning Granted for 2 Apartments**

A rare opportunity to purchase a level building plot in a highly sought after location in Redland. Full planning consent has been granted for the demolition of the existing workshop and the erection of a two storey building comprising a spacious ground floor 2 bedroom garden flat and a first floor one bedroom apartment.

**LOT  
17****SOLD FOR £300,000**Guide Price: **£140,000+**

Units 11A &amp; 11 B Market Industrial Estate, North End Road, Yatton BS49 4RF

**Modern Industrial Unit Let at £16,250pa**

A modern industrial premises currently arranged as two office units (approx. 2,410sqft) with off-street parking to the front and side. Let to 'The Costain Group PLC' at £16,250pa on an effectively Full Repairing and Insuring lease.

**LOT  
18****SOLD PRIOR**Guide Price: **£135,000+**

Unit 12 Market Industrial Estate, North End Road, Yatton BS49 4RF

**Well-Presented Industrial Unit Let at £15,500pa**

Well presented light industrial unit currently used as offices (approx. 2,395sqft) benefiting from air conditioning and off-street parking to the front. The unit is let to 'The Costain Group PLC' at £15,500 per annum on an effectively Full Repairing and Insuring basis.

**LOT  
19****SOLD FOR £145,000**Guide Price: **£330,000+**

12 Clifton Road, Weston Super Mare, Bristol BS23 1BL

**Detached Building with Planning for Eight Apartments**

An exciting development opportunity with planning consent granted for the creation of 8 self-contained apartments with 16 parking spaces. This level site is currently occupied by a substantial detached two storey building measuring approximately 6,629sqft and is situated within close proximity to the seafront in Weston-super-Mare.

**LOT  
20****SALE AGREED**Guide Price: **£215,000+**

41 Hardwick Road, Pill, Bristol BS20 0DB

**Three Bedroom Semi-Detached House in Cul de Sac**

A 3 bedroom semi-detached house, situated in a quiet cul de sac in the popular village of Pill on the outskirts of Bristol. The property would make a fantastic family home or buy to let investment. Further benefits include a driveway providing off-street parking and a good-sized garden to the rear.

**LOT  
21****SOLD FOR £221,000**





Guide Price: **£160,000+**

Land rear of 215-217 Church Road, Redfield, Bristol BS5 9HL

### Building Plot - Planning Granted for 3 Flats

An exciting opportunity to purchase a level building plot situated in a popular location in Redfield upon which planning consent has been granted for the erection of a three storey building comprising 3 self-contained flats (2 x 1 bed flat and 1 x 3 bed flat). Easy access is provided to a wide range of shops and amenities on Church Road and excellent links are provided to the City Centre.

**AVAILABLE**

LOT  
22



Guide Price: **£150,000+**

617A & B Fishponds Road, Fishponds, Bristol BS16 3BA

### Mixed Use Commercial Investment - Shop & 2 Bed Flat

A mixed-use commercial property arranged as a ground floor retail unit and a recently renovated 2 bedroom flat above. The property has just undergone an extensive program of refurbishment and is situated in a prominent position on Fishponds Road. Although currently vacant, the property is leased to First Choice Holidays PLC at a passing rent of £13,000 per annum until 27th October 2018.

**SOLD PRIOR**

LOT  
23



Guide Price: **£65,000-£75,000**

Land adj 23 Commonfield Road Lawrence Weston, Bristol BS11 0RF

### Building Plot with Planning Granted for 3 Bedroom House

A building plot with full planning consent granted for the erection of a new 3 bedroom, end of terrace house with parking and gardens. The site is situated in a pleasant residential location with easy access provided to the Blaise Castle Estate.

**SOLD PRIOR**

LOT  
24



Guide Price: **£130,000+**

35 Poyntz Road, Knowle, Bristol, BS4 1HH

### 3 Bedroom Semi Detached House for Updating

A 3 bedroom semi-detached house occupying a corner plot with off-street parking to the front. The property has been tenanted in recent years and offers scope for cosmetic improvements.

**SOLD PRIOR**

LOT  
25



Guide Price: **£190,000+**

Land at 140-142 Whitehall Road, Whitehall, Bristol BS5 9EA

### Development Site with Planning for 4 Flats

Opportunity to purchase a level development site with planning consent granted for the erection of four self contained flats (3 x 1 bedroom flats and 1 x 2 bedroom flat). The site is situated in a popular residential location with easy access to the shops, restaurants and amenities on Church Road.

**SOLD FOR £209,000**

LOT  
26

Guide Price: **£115,000+**

20 Hallen Close, Emersons Green, Bristol BS16 7JE

**Modern One Bedroom Flat - Ideal buy to let**

An opportunity to purchase a modern one bedroom first floor flat with its own private entrance and parking space. The property is situated on a popular housing development in Emersons Green with easy access provided to the A4174 ring road. An ideal buy to let investment or first time buy.

**SOLD FOR £135,000****LOT  
27**Guide Price: **£185,000+**

21 Chewton Close, Fishponds, Bristol BS16 3SR

**1930s House for Modernisation**

A 1930s 3 bedroom mid-terraced house in need of modernisation and benefiting from a good sized garden to the rear including a detached garage with vehicular access via a rear lane. The property is situated in a popular residential location in Fishponds with easy access provided to the shops and amenities on Fishponds Road and Lodge Causeway.

**SOLD FOR £223,000****LOT  
28**Guide Price: **£105,000+**

17 Park Road, Cadbury Heath, Bristol, BS30 8ED

**Ground Floor 2 Bedroom Flat for Updating**

A spacious two bedroom flat situated on the ground floor of a purpose built block. The property is in need of some updating and would make an ideal rental investment or first time buy. Located on a pleasant residential road in Cadbury Heath, easy access is provided to the A4174 Ring Road and motorway network.

**SALE AGREED****LOT  
29**Guide Price: **£275,000+**

Garage Site off Gipsy Patch Lane, Little Stoke, Bristol BS34 8LS

**Garage Site (approx. 0.47 acres) with 47 lock-up Garages**

A parcel of land measuring approximately 0.47 acres, currently occupied by 47 lock-up garages. Situated in a popular residential location with easy access to Bristol Parkway train station, the site may offer potential for redevelopment, subject to obtaining the necessary consents. Alternatively, the individual garages offer excellent rental potential as a retained investment.

**POSTPONED****LOT  
30**Guide Price: **£180,000+**

47 Hanham Road, Kingswood, Bristol, BS15 8PY

**Three Storey Terraced House - Potential HMO**

A three storey, 3 bedroom terraced house offering deceptively spacious and well-presented accommodation throughout. The property is situated in a convenient location providing easy access to the shops and amenities on Kingswood and Hanham high streets. The property offers potential for conversion to an HMO or flats, subject to consents or could be retained as a family house.

**WITHDRAWN****LOT  
31**





Freehold Ground Rents, 161 Wells Road, Knowle, Bristol, BS4

### Freehold Ground Rent Investment

Freehold Ground Rents on a semi-detached Victorian property arranged as 3 self-contained flats. The flats have been sold on 999 year leases producing a total ground rent income of £750 per annum. The freeholder also has the benefit of managing and insuring the building.

LOT  
32

Guide Price: £10,000 - £12,500

AVAILABLE

## Bristol's Leading Property Auctioneers



## FUTURE AUCTION DATES

19<sup>TH</sup> APRIL 2018

7<sup>TH</sup> JUNE 2018

26<sup>TH</sup> JULY 2018

25<sup>TH</sup> SEPTEMBER 2018

27<sup>TH</sup> NOVEMBER 2018

## Auction Venue

Auction to be held on Tuesday 27<sup>th</sup> February 2018 at 7.00pm



0117 973 4940

### The Bristol Pavilion

County Ground  
Nevil Road  
Bishopston  
Bristol  
BS7 9EJ

### Directions

From the A38 Gloucester Road travelling North, turn right into Nevil Road and follow to the end of the road.

### Parking

On-site parking is available in the front and rear car parks accessed via Nevil Road.

We wish you the best of luck and **happy bidding...**