

# AUCTION RESULTS

19<sup>th</sup> April 2018

## Property Auction

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

Thursday 19<sup>th</sup> April 2018 at 7.00pm

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+ allen**

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7 West Street, Kingswood, Bristol BS15 8JJ

LOT  
1

**Mid-Terraced House for Renovation**

Mid-terraced 2 bedroom Victorian house in need of renovation, situated in a convenient residential location providing easy access to the shops and amenities on Kingswood high street.

Guide Price: **£135,000+**

**SOLD FOR £193,000**



2 Merlin Close, Westbury on Trym, Bristol BS9 3PA

LOT  
2

**Potential Development Site**

A 2 bedroom prefabricated bungalow in need of modernisation, situated in a highly sought after residential location within close proximity to Westbury-On-Trym village. The property occupies a large corner plot offering the potential to demolish the existing bungalow and replace with a larger detached bungalow or potentially two bungalows, subject to obtaining the necessary planning consents.

Guide Price: **£150,000+**

**SOLD FOR £215,000**



Undercroft Parking Space Balloon Court, 18 Cave Street, St Pauls, Bristol BS2 8AG

LOT  
3

**Secure Parking Space in Central Bristol**

A secure undercroft parking space in a modern development of apartments in St Pauls. The parking space is situated in an excellent central location and provides easy access to the city centre and Cabot Circus shopping centre.

Guide Price: **£5,000-£10,000**

**SOLD PRIOR**



1 Cherrytree Crescent, Fishponds, Bristol BS16 4ES

LOT  
4

**End Terraced House - Planning for Two Further Flats**

3 bedroom semi-detached house occupying a large corner plot with full planning consent granted for two 1 bedroom flats to adjoin the existing property. The house currently benefits from a driveway and detached garage and is located on Cherrytree Crescent in Fishponds with easy access to Fishponds high street and the local amenities.

Guide Price: **£260,000+**

**SOLD FOR £260,000**



47 Bradley Crescent, Shirehampton, Bristol BS11 9SP

LOT  
5

**Mid-Terraced House for Modernisation**

A mid-terraced 3 bedroom house in need of modernisation, situated in a quiet residential road within close proximity to the shops and amenities on Shirehampton high street. An ideal opportunity for builders, developers, investors and private buyers alike.

Guide Price: **£160,000+**

**SOLD FOR £165,000**



27 East Street, Bedminster, Bristol BS3 4HH

LOT  
6

### High-yielding Commercial Investment - Shop & 2 Flats

A freehold mixed-use investment property arranged as a ground floor retail unit with two self-contained 1 bedroom flats above. The property is situated in a prominent trading position on East Street in Bedminster and is fully let producing approximately £22,080 per annum.

**Viewing: By appointment**

Guide Price: **£230,000+**

**SOLD FOR £250,000**



36 Tower Road South, Warmley, Bristol BS30 8BL

LOT  
7

### 3 Bedroom Detached Character Property

A fantastic three bedroom detached house presented in excellent decorative order. The property offers comfortable and functional living spaces with the added benefit of a cellar. This well-maintained property with off-street parking for multiple vehicles is filled with period features and offers great value for money.

Guide Price: **£275,000+**

**POSTPONED PRIOR**



Workshop RO 336 Church Road, St George, Bristol BS5 8AJ

LOT  
8

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

An opportunity to purchase 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. Situated in a popular location where a number of similar developments have been constructed.

Guide Price: **£60,000-£70,000**

**SOLD PRIOR**



161 Two Mile Hill Road, Kingswood, Bristol BS15 1BG

LOT  
9

### Recently Renovated 4 Bedroom HMO

A newly refurbished 4 bedroom property that is currently arranged as a 4 bedroom House of Multiple Occupation (HMO). Excellent transport links are provided to the city centre and the nearby local amenities on Kingswood high street. The refurbishment works have just been completed and the property is ready to be let with a potential rental income in the region of £20,400 per annum.

Guide Price: **£180,000+**

**AVAILABLE**



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

LOT  
10

### 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.

Guide Price: **£275,000+**

**SOLD POST AUCTION**



Ground Floor Shop 17 Long Street, Dursley GL11 4HP

**Ground Floor Retail Premises - High Yielding Investment**

A freehold double fronted ground floor retail unit forming part of an impressive Grade II listed building in the market town of Dursley. The property is let producing £7,200 per annum and benefits from an additional £300 ground rent income from the flats above and behind giving a total annual income of £7,500.

LOT  
11

Guide Price: **£50,000-£60,000**

**SOLD PRIOR**



Flat F, 15 Long Street, Dursley GL11 4HP

**Ground Floor Store with Planning for a One Bedroom Flat**

A development opportunity comprising the rear ground floor section of this impressive Grade II listed building in the centre of Dursley. Full planning consent has been granted for conversion into a self-contained one bedroom flat. The property is presented in shell-form ready for completion of the conversion works.

LOT  
12

Guide Price: **£30,000-£40,000**

**SOLD FOR £47,000**



29 Albany Street, Kingswood, Bristol BS15 8BS

**Mid-Terraced Cottage for Renovation**

An attractive mid-terraced 2 bedroom cottage in need of renovation, situated in a convenient location within close proximity to the high street in Kingswood. The property benefits from a good sized garden to the rear and is an ideal opportunity for developers and investors.

LOT  
14

Guide Price: **£140,000+**

**SOLD FOR £160,000**



Flat 2, 24 Sunnyside Road, Clevedon, Bristol BS21 7TL

**One Bedroom Flat with Parking and Gardens**

A ground floor one bedroom flat in this attractive Victorian conversion in a popular residential location in Clevedon. The flat benefits from its own private entrance, a parking space, an area of front garden and the use of delightful communal gardens to the rear. Fantastic location near the popular Hill Road.

LOT  
15

Guide Price: **£130,000+**

**AVAILABLE**



Proposed Front Elevation 1:100

Development Site, Libby's Drive, Stroud GL5 1RN

**Development Site - Planning Granted for 3 Townhouses**

A parcel of land measuring approximately 0.17 acres with full planning consent granted for the erection of three, 4 storey houses with parking and gardens (1 x 4 bed detached house and 2 x 3 bedroom semi detached houses). The site comes with detailed construction drawings and soil surveys making this an excellent opportunity for builders and developers.

LOT  
16

Guide Price: **£175,000+**

**POSTPONED PRIOR**



The Garden Flat, 56 Hampton Park, Redland, Bristol BS6 6LJ

LOT  
17**Two Bedroom Garden Flat with Unconverted Basement**

An exciting opportunity to purchase a 2 bedroom garden flat with an unconverted basement/cellar offering potential for conversion into an additional self-contained flat, subject to obtaining the necessary planning consents. The existing flat is in need of general refurbishment. Further benefits include front and rear gardens and off-street parking for 4 vehicles.

Guide Price: **£350,000+****AVAILABLE**

83 Handford Way, Longwell Green, Bristol BS30 9XF

LOT  
18**Self-Contained Studio Flat - Ideal Buy To Let**

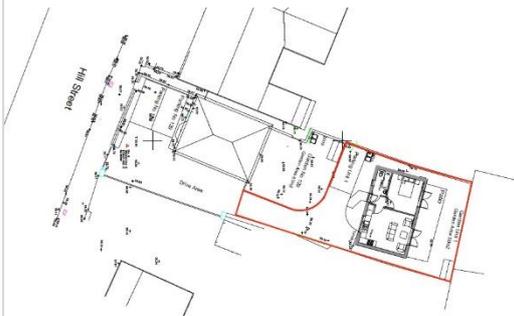
A first floor self-contained studio flat situated in a pleasant residential location in Longwell Green. The property benefits from a separate kitchen and shower room and its own allocated parking space. An excellent buy to let investment with a potential rental income in the region of £6,600 per annum.

Guide Price: **£80,000-£90,000****SOLD FOR £90,000**

129 Hill Street, Kingswood, Bristol BS15 4EZ

LOT  
19**Attractive Detached 3 Bedroom House for Refurbishment**

An attractive and imposing detached 3 bedroom detached house that is now in need of renovation. The property benefits from well proportioned rooms with high ceilings, a double bay window to the front and wooden floorboards. Situated in a convenient location with excellent transport links to the city centre, the property offers a great opportunity to restore a fantastic family house.

Guide Price: **£175,000+****SOLD FOR £185,000**

Land RO 129 Hill Street, Kingswood, Bristol BS15 4EZ

LOT  
20**Building Plot - Planning Granted for a Detached Bungalow**

Opportunity to purchase a level building plot with full planning consent granted for the erection of a detached bungalow with parking and gardens. The site is situated in a popular residential location in Kingswood providing easy access to the shops and amenities on Kingswood high street and the A4174 Ring Road. Ideal for builders and developers.

Guide Price: **£60,000-£70,000****SOLD FOR £70,000**

Land rear of 105 Toronto Road, Horfield, Bristol BS7 0JU

LOT  
21**Parcel of Land with Potential**

A level parcel of land previously forming part of the garden to 105 Toronto Road in Horfield. Previously occupied by a garage, the site benefits from vehicular rear access and offers potential for a variety of different uses, subject to obtaining the necessary planning consents.

Guide Price: **£10,000-£15,000****SOLD FOR £36,000**



117A Two Mile Hill Road, Kingswood, Bristol BS15 1BH

LOT  
22

**Spacious Two Bedroom Maisonette**

The property comprises a well-presented and substantial 2 bedroom maisonette with roof terrace and parking space above a commercial premises in Kingswood. The property would make an ideal buy to let investment and is conveniently located for access to the shops and amenities on Kingswood high street.

Guide Price: **£115,000+**

**SOLD FOR £125,000**



32 Nicholas Road, Easton, Bristol BS5 0LY

LOT  
23

**Three Bedroom Terraced House for Modernisation**

An attractive three bedroom terraced house in need of updating. Located in a quiet residential street in Easton, the property offers easy access to Bristol City Centre and the nearby M32 motorway along with the range of local amenities that can be found on Stapleton Road and St Marks Road.

Guide Price: **£180,000+**

**SOLD FOR £211,000**



GFF, 43 Royal York Crescent, Clifton, Bristol BS8 4JS

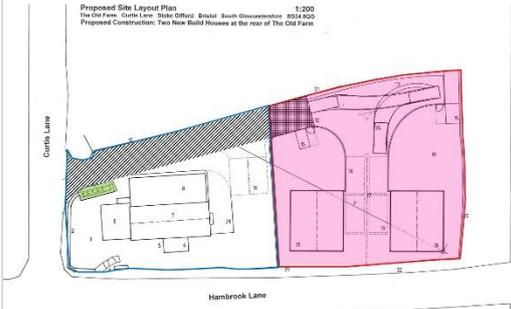
LOT  
24

**Spacious Investment Flat with Regulated Tenant**

A rare opportunity to purchase a well-presented and spacious ground floor one bedroom flat (not self-contained), situated on the iconic Royal York Crescent in Clifton. This investment flat is being sold subject to a regulated tenancy and is currently producing £5,778 per annum.

Guide Price: **£140,000+**

**AVAILABLE**



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

LOT  
25

**Development Site with Planning for 2 Detached Houses**

An exciting opportunity to purchase a parcel of land with full planning consent granted 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.

Guide Price: **£275,000+**

**SOLD PRIOR**



11 Abbey Street, Cinderford GL14 2NP

LOT  
26

**Well Presented Detached 5 Bedroom HMO**

A substantial and recently renovated detached house that is currently arranged as a 5 bedroom HMO (House of Multiple Occupation). The property is fully let producing approximately £25,980 per annum and benefits from a sizeable garage to the rear and good-sized wrap around gardens to the front, sides and rear. An excellent high-yielding investment opportunity.

Guide Price: **£200,000+**

**AVAILABLE**



49 Shrubby Road, Downend, Bristol BS16 5TA

LOT  
27**Victorian Semi-Detached House for Refurbishment**

Spacious and attractive two bedroom Victorian semi detached house in Downend. The property requires renovation and updating throughout and offers great potential to a developer or investor looking for a property in need of improvement

Guide Price: **£165,000+****SOLD FOR £188,000**

6 Cromer Road, Greenbank, Bristol BS5 6JX

LOT  
28**Attractive Victorian Terraced House for Modernisation**

An attractive double bay fronted 2 bedroom terraced house in need of modernisation, situated on a popular road in Greenbank. The property offers excellent scope for improvement and potential for a loft conversion subject to consents. Conveniently located for access to a wide range of shops and restaurants on St Marks Road.

Guide Price: **£230,000+****SOLD FOR £274,000**

The Coach House, Pembroke Road, Shirehampton, BS11 9SH

LOT  
29**Coach House with Planning to Convert to a 2 Bed House**

A former coach house with full planning granted for conversion into a 2 bedroom dwelling with rear courtyard. The property is situated in a quiet residential street within close proximity to the shops and amenities on Shirehampton high street.

Guide Price: **£95,000+****SOLD FOR £114,000**

Kingsley House Car Park, Kingsley Road, Cotham, BS6 6AD

LOT  
30**Secure Gated Car Park - Potential Development Site**

A rare opportunity to purchase a freehold gated car park, situated in a highly sought after residential location in Cotham within close proximity to 'The Arches'. This level parcel of land measures approximately 175 sq m and offers potential for redevelopment, subject to obtaining the necessary planning consents.

Guide Price: **£135,000+****SOLD FOR £150,000****Not around on the day of the auction? Why not leave a proxy bid?**

If you are unable to attend the auction we will be pleased to arrange a proxy bid with you. You will be required to complete the Proxy Bidding Form which can be found on the last page of this catalogue. The completed form together with a cheque for the 10% deposit, a cheque for the Buyer's Premium and two forms of identification will need to be returned to our Clifton office no less than 24 hours prior to the auction.

**Offers prior to auction**

Sellers will sometimes accept an offer prior to the auction if they feel that a satisfactory figure has been offered. Please be aware that the property will continue to be marketed until contracts have been exchanged and some sellers will be unable to accept offers prior. Please check that the property is still available as Maggs & Allen will not be held liable for any abortive costs.

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# Bristol's Leading Property Auctioneers



## FUTURE AUCTION DATES

7<sup>TH</sup> JUNE 2018

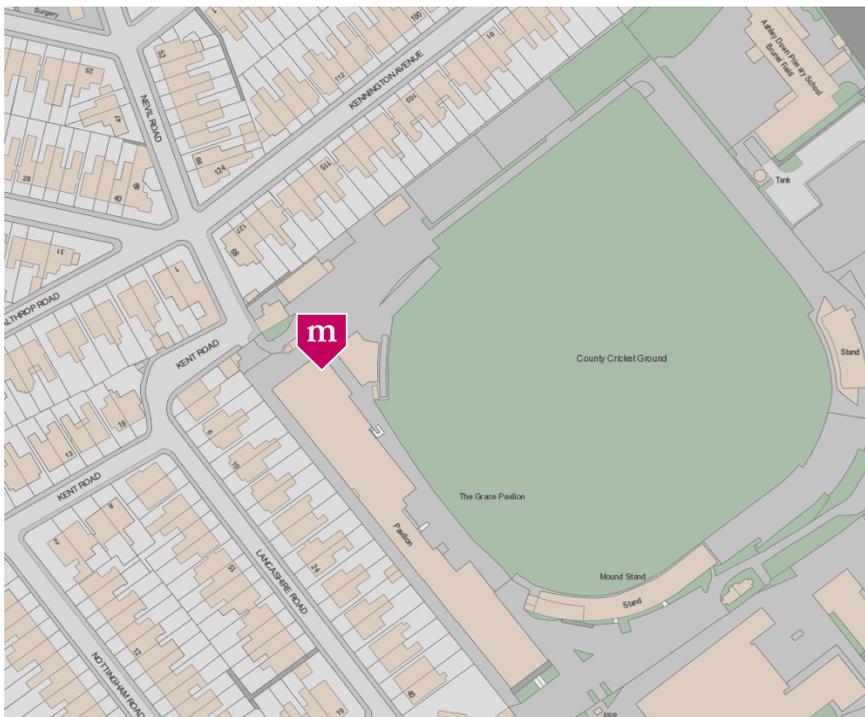
26<sup>TH</sup> JULY 2018

25<sup>TH</sup> SEPTEMBER 2018

27<sup>TH</sup> NOVEMBER 2018

### Auction Venue

Auction to be held on Thursday 19<sup>th</sup> April 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...**