



AUCTION RESULTS

7TH June 2018

Property Auction

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

Thursday 7th June 2018 at 7.00pm

**maggs
+ allen**

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Guide Price: **£230,000+**

32 Heyford Avenue, Eastville, Bristol BS5 6UE

Attractive 3 Bedroom House for Modernisation

An attractive mid-terraced 3 bedroom house in need of modernisation, situated on a popular road in Eastville. In recent years the property has benefited from a new roof, new central heating system and double glazing throughout and is now in need of the remaining refurbishment works. Further benefits include a good-sized garden with off-street parking and a single garage to the rear.

SOLD FOR £263,000

LOT
1



Guide Price: **£200,000+**

218 Dovercourt Road, Horfield, Bristol BS7 9SL

End Terraced Property arranged as 2 Flats

Substantial 1930's end of terrace property converted into 2 self-contained flats with garage, gardens and parking space. The property is situated in a popular residential location, convenient for Southmead Hospital and Gloucester Road. The ground floor flat is to be sold subject to a protected tenancy and the first floor flat is vacant. An excellent buy to let investment.

SOLD FOR £200,000

LOT
2



Guide Price: **£10,000-£12,000**

Garage 5 Nursery Gardens, Brentry, Bristol BS10 6RL

Single Lock Up Garage

A single lock-up garage with up and over door, situated in a rank of garages off Nursery Gardens in Brentry. The property would be ideal for parking or secure storage and is likely to be of interest to garage investors and local residents.

SOLD FOR £15,000

LOT
3



Guide Price: **£200,000+**

11 Abbey Street, Cinderford GL14 2NP

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.

SOLD PRIOR

LOT
4



Guide Price: **£250,000+**

Land r/o 62-80 Capgrave Cres, Brislington, Bristol BS4 4TW

Development Site - Planning Granted for 3 Houses

A level development site measuring approximately 797 sq m, currently occupied by 16 lock up garages. Full planning consent has been granted for the demolition of the garages and the erection of three new chalet bungalow style houses with parking and gardens.

AVAILABLE IN SEPT

LOT
5

Guide Price: **£350,000+****SOLD PRIOR**

31 Fishponds Road, Eastville, Bristol BS5 6SE

LOT
6

Substantial Period Property - Potential for HMO or Conversion to Flats A substantial 4 storey period property offering excellent potential for conversion to a House of Multiple Occupancy (HMO) or flats, subject to consents. The property is in need of modernisation and offers spacious accommodation throughout. Further benefits include a courtyard garden and a garage/workshop to the rear that may offer further development potential.

Guide Price: **£250,000+****WITHDRAWN**

32 Vassall Road, Fishponds, Bristol BS16 2LQ

LOT
7**3 Bedroom Semi-Detached House on Large Corner Plot**

A 3 bedroom semi-detached house occupying a corner plot with potential to extend, subject to consents. The property is in need of modernisation and benefits from a good-sized garden and garage to the rear. Situated in a popular residential location in Fishponds, easy access is provided to a wide range of shops, restaurants and amenities on Fishponds Road and Straits Parade.

Guide Price: **£575,000+****SOLD PRIOR**

132 Cromwell Road, St Andrews, Bristol BS6 5EZ

LOT
8**Substantial Semi-Detached Period House**

A substantial period semi-detached property, currently arranged as an 8 bedroom HMO, let to students producing £40,800 per annum. The property is arranged over three storeys, offers spacious living accommodation and retains many period features. The current tenants have been served notice which gives potential for the property to be converted back to a substantial family house or flats, subject to consents.

Guide Price: **£300,000+****SOLD POST AUCTION**

Land at Blaisedell View, Blaise, Bristol BS10 7XB

LOT
9**Development Site with Planning Granted**

A substantial building plot of approximately 0.5 acres, situated in a pleasant residential cul-de-sac location in Blaise. Planning consent has been granted for the erection of two large 3 storey houses (1,278sqft each). In addition, a previous planning scheme has seen the commencement of a further detached house.

Guide Price: **£550,000+****SALE AGREED**

13a & 13b Cossham Street, Mangotsfield, Bristol BS16 9EW

LOT
10**Pair of Semi-Detached Houses on Large Plot with Potential**

An exciting opportunity to purchase a pair of semi-detached houses, situated in a popular residential location in Mangotsfield. The properties occupy a substantial plot of approximately 0.26 acres, which offers potential for the erection of additional dwellings to the side and rear, subject to obtaining the necessary planning consents.



Guide Price: **£175,000+**

98 Hotwell Road, Hotwells, Bristol BS8 4UB

Development Site with Lapsed Planning for 2 Maisonettes

An exciting development opportunity comprising a 3 storey end of terrace property with lapsed planning consent for demolition and the erection of a new five storey building comprising of 2 self-contained maisonettes with a garage at ground floor level. Situated in a fantastic location overlooking Bristol Marina.

SOLD FOR £251,000

LOT
11



Guide Price: **£150,000+**

3 Little George Street, Weston Super Mare BS23 3DJ

Well Presented HMO - High Yielding Investment

A mid-terraced period property arranged as a 4 bedroom HMO, situated in a convenient location in Weston-super-Mare. Well maintained by the current owner, the property benefits from a modern kitchen and bathroom. Capable of producing in excess of £19,000pa when fully occupied, the property is offered for sale with 2 rooms currently vacant. An ideal opportunity for buy to let investors.

WITHDRAWN

LOT
12



Guide Price: **£100,000+**

295 Two Mile Hill Road, Kingswood, Bristol BS15 1AP

Mixed-Use Commercial Investment

A mixed-use investment property arranged as a ground floor takeaway with a self-contained flat above. The property is currently let producing £8,400 per annum although we feel there is potential to increase the rent on the first floor flat. Situated in a prominent trading position on Two Mile Hill Road in Kingswood.

SOLD FOR £132,000

LOT
14



Guide Price: **£140,000+**

5 Church Hill, Brislington, Bristol BS4 4LT

Three Storey Period Property - Excellent Rental Investment

A three storey end of terrace 3 bedroom house, situated in a convenient location in Brislington with easy access to Bristol and Bath. The property is currently let to Clearsprings Ready Homes housing provider at a rent of £950 per calendar month (£11,400 per annum) but is to be sold with vacant possession. An excellent and potentially high yielding rental investment.

SOLD FOR £149,000

LOT
15



Guide Price: **£250,000+**

The Maisonette, 118 Richmond Road, Montpelier, BS6 5ER

Substantial Maisonette in Fantastic Location

A fantastic opportunity to purchase a substantial and well-presented 2 bedroom maisonette (over 1,000 sq ft) arranged over the first and second floors of this attractive period building. The property is situated on a popular road in the heart of Montpelier, the property provides easy access to the city centre.

SOLD PRIOR

LOT
16



161 West Town Lane, Knowle, Bristol BS14 9EA

Substantial 4/5 Bed House for Modernisation

A substantial and extended 4/5 bedroom 1930s semi-detached house, situated in an elevated position set back from the road on the popular West Town Lane. The property benefits from a driveway providing off-street parking for several vehicles and a 100 ft garden to the rear, some updating required.

LOT
17Guide Price: **£350,000+****WITHDRAWN**

Top Secret Nuclear Bunker, Barrow Hill, Farmborough BA2 0HL

Underground Former Nuclear Bunker in Fantastic Rural Location

A unique opportunity to purchase a former nuclear bunker set in a fantastic position atop Barrow Hill in Farmborough. A chance to own a piece of Cold War history, which even comes with some of the original equipment! The main room of the subterranean bunker measures approx. 115 sq ft and is accessed via a secure hatch and ladder. Included is a parcel of land measuring approx. 127 sq m.

LOT
18Guide Price: **£10,000-£15,000****SOLD FOR £23,000**

9 Eagle Road, Brislington, Bristol BS4 3LQ

Substantial Detached House with Building Plot

A fantastic development opportunity comprising a substantial detached 3 bedroom house in need of refurbishment with full planning consent granted for the erection of an attached 3 bedroom house to the side with parking and gardens. The property is situated in a convenient location in Brislington with excellent transport links to Bristol and Bath via the A4 Bath Road.

LOT
19Guide Price: **£330,000+****SOLD POST AUCTION**

Land adjoining 45 Hurn Lane, Keynsham, Bristol BS31 1RP

Building Plot in Fantastic Location - Planning Granted for a 4 Bedroom Detached House

A level building plot with full planning consent granted for the erection of a 4 bedroom detached house with garage, parking and gardens. The site is situated in a corner position on a popular road in Keynsham within close proximity to Wellsway School. An ideal opportunity for builders, developers and self-builders.

LOT
20Guide Price: **£155,000+****SOLD POST AUCTION**

65 Northville Road, Filton, Bristol BS7 0RJ

Semi-Detached Bungalow for Modernisation

A semi-detached 3/4 bedroom bungalow in need of modernisation, situated in a popular residential location on the borders of Northville and Filton. The property sits in a good-sized plot and benefits from a driveway providing off-street parking, a single garage and a level garden to the rear. Offering flexible living accommodation throughout, the property also offers potential to convert the loft.

LOT
21Guide Price: **£200,000-£225,000****SOLD FOR £242,000**

0117 973 4940

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

LOT
22

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: **£165,000+**

SOLD PRIOR



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

LOT
23

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. Easy access is provided to a wide range of independent shops, restaurants and other amenities on the popular Hill Road.

Guide Price: **£125,000+**

WITHDRAWN



17 Selworthy Road, Knowle, Bristol BS4 2LF

LOT
24

Attractive Double Bayed Fronted House for Modernisation

An attractive period terraced house that is currently arranged as a 6/7 bedroom House of Multiple Occupation (HMO). The property has been let to a charity in recent years but is to be sold with vacant possession and could be converted back to a fantastic family house. Situated on a popular road in Knowle, the property benefits from excellent transport links to the city centre via the A37 Wells Road.

Guide Price: **£295,000+**

POSTPONED TO JULY

Download Legal Packs Online:

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Bristol's Leading Property Auctioneers

FUTURE AUCTION DATES

26TH JULY 2018

25TH SEPTEMBER 2018

27TH NOVEMBER 2018



Auction Venue

Auction to be held on Thursday 7th June 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...**



If you are intending to bid and are successful, the following will be required:

- Proof of identity (valid passport or photo driving licence).
- Proof of address (bank statement, recent utility bill, council tax bill or tenancy agreement).
- 10% deposit payment.
- Buyer's premium payment (£900 including VAT).

Forms of payment we accept for the deposit and buyer's premium:

- Cheque
- Banker's draft
- Debit card (please ensure that you advise your bank of the potential payment prior to the auction)

Can't make the auction?

If you are unable to attend the auction but still wish to bid on a property we offer proxy bidding as an alternative method. This will authorise a representative of Maggs & Allen to bid on your behalf up to a pre-set amount. The proxy bidding form 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 2 cheques (one for the 10% deposit and one for the buyer's premium of £900 inc VAT) is required by the auction department no later than 4pm on the day of the auction.