



AUCTION RESULTS

26th July 2018

Property Auction

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

Thursday 26th July 2018 at 7.00pm

**maggs
+ allen**

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32 Chiphouse Road, Kingswood, Bristol BS15 4TS

Semi-Detached 3 Bedroom house for Modernisation

A 3 bedroom semi-detached house in need of modernisation, situated on a popular road in Kingswood. The property is set back from the road and benefits from a driveway providing off-street parking, a good sized rear garden and a single storey former garage/outbuilding.

LOT
1

Guide Price: **£180,000+**

SOLD FOR £207,000



Land rear of 52 Russell Road, Speedwell, Bristol BS16 3PH

Plot with Planning Granted for a Detached Bungalow

A level building plot with full planning consent granted for the erection of a detached bungalow with parking and courtyard. Situated in a popular residential location in Speedwell providing easy access to the shops and amenities on Lodge Causeway and Kingswood High Street. Ideal for builders and developers.

LOT
2

Guide Price: **£50,000+**

SOLD FOR £57,000



22 Devonshire Road, Westbury Park, Bristol BS6 7NJ

Substantial HMO with Potential for a Family House

Substantial period terraced house, currently arranged as a licensed 7 bedroom House of Multiple Occupation (HMO). The property offers great potential for continued use as a rental investment but could also be converted back to a fabulous family house or two flats, subject to obtaining the necessary planning consents. Also included are two garages to the rear of the property.

LOT
3

Guide Price: **£650,000+**

WITHDRAWN PRIOR



251 Two Mile Hill Road, Kingswood, Bristol BS15 1AY

Terraced Ground Floor Takeaway and 2 Bedroom Flat

Opportunity to purchase a terraced mixed-use property in the heart of Kingswood. The property consists of a ground floor takeaway with a two bedroom self-contained flat above. The takeaway is currently vacant with the flat let producing £6,900 per annum. The property offers great potential for an owner occupier or investor.

LOT
4

Guide Price: **£160,000+**

AVAILABLE



66 St Lukes Road, Totterdown, Bristol BS3 4RY

Double Fronted Terraced House for Modernisation

An attractive double fronted terraced house in need of modernisation, situated in a popular residential location within close proximity to Victoria Park. Currently arranged as a 3 bedroom property, there is scope to rearrange the first floor layout to provide 4 bedrooms, subject to consents. Excellent potential to add value as a family house or could be converted to an HMO, subject to consents.

LOT
5

Guide Price: **£230,000+**

SOLD PRIOR



Land/Garage South West of The Dingle, Winterbourne Down,
Bristol BS36 1AA

LOT
6

Garage & Land (approx. 0.25 acres) in Fantastic Setting

A rare opportunity to purchase a large garage with driveway providing off road parking and an additional parcel of land measuring approx. 0.25 acres. The land and garage are situated in a delightful setting in Winterbourne Down.

Guide Price: **£20,000-£30,000**

SOLD FOR £40,200



12-14 Church Road, Lawrence Hill, Bristol BS5 9JA

LOT
7

Mid-Terraced Mixed-Use Investment

A substantial freehold investment property comprising two ground floor shop units, four 1 bedroom flats, a three storey unconverted outbuilding to the rear and a large basement/cellar. The shops are each let producing £7,200 per annum and the flats and outbuilding are offered for sale with vacant possession. A fantastic opportunity to purchase a potentially high-yielding investment.

Guide Price: **£325,000+**

SOLD PRIOR



First Floor Flat, 9 Alexandra Park, Redland, Bristol BS6 6QB

LOT
8

One Bedroom Flat in Fantastic Redland Location

A fantastic opportunity to purchase a light and charming one bedroom flat occupying the first floor of this attractive period building in the heart of Redland. The property is ideally situated for access to a wide range of local amenities on the popular Chandos Road and Redland train station. The flat offers scope to modernise to an individual's own taste and would make an ideal buy to let investment or first time buy.

Guide Price: **£165,000+**

SOLD PRIOR



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

LOT
9

Development Site - Planning Granted for 3 Houses

Large development site with full planning consent for 3 chalet style houses with parking and gardens. This level site measures approximately 797sqm and is currently occupied by 16 lock up garages. Sought after residential location which provides excellent transport links to Bristol and Bath via the A4 Bath Road.

Guide Price: **£230,000+**

POSTPONED



Flat 4 Douglas Court, 5 Southey Avenue, Kingswood, Bristol
BS15 1QT

LOT
10

Well-Presented One Bedroom Flat

A well-presented top floor one bedroom flat situated in a modern block in a convenient location in Kingswood. The flat is currently let producing £495 pcm (£5,940 pa) and easy access is provided to a wide range of local amenities on Kingswood high street.

Guide Price: **£75,000+**

AVAILABLE

0117 973 4940

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Guide Price: **£295,000+**

AVAILABLE

17 Selworthy Road, Knowle, Bristol BS4 2LF

Attractive Double Bay 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.

LOT
11



Guide Price: **£165,000+**

Land adj. 100 Shirehampton Road, Stoke Bishop, Bristol BS9 2DT

Building Plot with Planning for a 4 Bed Detached House

An exciting opportunity to purchase a building plot with full planning consent granted for the erection of a 4 bedroom detached house with good sized gardens to the rear. The site is situated in a sought after residential location on the borders of Sea Mills and Stoke Bishop with easy access provided to Durdham Downs. An ideal opportunity for builders, developers and self-builders.

LOT
12

SOLD FOR £203,000



Guide Price: **£200,000-£225,000**

SOLD PRIOR

Sumac Cottage, Middle Street, East Harptree BS40 6AZ

Attractive Period Cottage in Sought after Village Location

A charming and attractive end of terrace cottage situated in the popular village of East Harptree. The property has undergone a program of refurbishment but now requires further works including the installation of the kitchen and bathroom as well as decorative works to complete the project. Externally the property benefits from a front garden and parking for 2 vehicles situated just off the side lane.

LOT
14



Guide Price: **£200,000+**

SOLD FOR £246,000

Garden Flat, 9 Melrose Place, Clifton, Bristol BS8 2NQ

Spacious Garden Flat for Refurbishment

A well-proportioned lower ground floor garden flat in an attractive Grade II listed Georgian terraced building. Situated in a fantastic location just off Whiteladies Road, which provides a wide range of amenities. In need of complete refurbishment, the property offers potential to rearrange to create 2 bedrooms.

LOT
15



Guide Price: **£175,000+**

POSTPONED

Land & Garage r/o 9 Melrose Place, Clifton, Bristol BS8 2NQ

Plot with Planning Pending for a 3 Bedroom House

A level building plot with planning consent pending for the erection of a modern 3 bedroom house with additional study and garden to the rear. The site is currently occupied by a sizeable double garage which will need to be demolished to facilitate the development and is situated in a fantastic location just off Whiteladies Road in Clifton.

LOT
16

Guide Price: **£330,000+**

22 & 24 Woodborough Road, Winscombe BS25 1AD

Detached Freehold Commercial Investment

Freehold commercial investment property comprising three retail units on the ground floor and an osteopathic clinic on the first floor. The property is fully let producing approximately £30,800 per annum. Presented in excellent decorative order, the property also benefits from a parking area for 6 vehicles to the rear.

**LOT
17****AVAILABLE**Guide Price: **£20,000-£30,000**

Land/Garage rear of 30 Knowle Road, Knowle, Bristol BS4 2EE

Former Garage/Workshop with Potential

A rare opportunity to purchase a parcel of land currently occupied by a dilapidated former garage/workshop of approximately 37 sq m (406 sq ft). The site is situated in a sought after residential location in Knowle where parking is at a premium and a number of the garages and rear gardens along the lane have been redeveloped to provide residential dwellings.

**LOT
18****SOLD FOR £29,000**Guide Price: **£185,000+**

40 Goodhind Street, Easton, Bristol BS5 0ST

Well-Presented 2 Bedroom End of Terrace

A well-presented two bedroom end of terrace house, situated in a convenient location in Easton with easy access to the M32 and city centre. The property briefly comprises a lounge and kitchen/diner on the ground floor with two double bedrooms and a bathroom to the first floor. To the rear of the property is a good-sized garden laid to patio and lawn.

**LOT
19****SOLD PRIOR**Guide Price: **£230,000+**

2 Emery Road, Brislington, Bristol BS4 5PN

Detached Former Bank with Development Potential

A detached former bank situated in a prominent trading position in Brislington opposite McDonald's. This single storey building measures approximately 272 sqm (Gross Internal Area) and benefits from a car park providing off-street parking for 7 vehicles. The property is in need of renovation and also offers potential for a variety of different uses or could be redeveloped, all subject to obtaining the necessary planning consents.

**LOT
20****SOLD PRIOR**Guide Price: **£165,000+**

15 Oakdene Avenue, Upper Eastville, Bristol BS5 6QQ

Attractive Terraced House for Refurbishment

An attractive mid-terraced 2 bedroom house in need of modernisation, situated in a popular residential cul de sac in Upper Eastville. The property presents an ideal opportunity for developers, investors and private buyers alike. Easy access is provided to the M32 and a wide range of local amenities on Fishponds Road.

**LOT
21****POSTPONED****0117 973 4940**www.maggsandallen.co.uk



Guide Price: **£325,000+**

The Arches, 14 Bank Place, Pill, Bristol BS20 0AQ

Substantial Double Fronted Cottage for Modernisation

A delightful and attractive period residence that was previously operating as a guest house and more recently as a private dwelling. This substantial property (approx. 2,185 sq ft) offers spacious accommodation and is arranged over 3 floors. In need of refurbishment, the property offers potential to create a unique 4/5 bedroom home or could be converted into 2 cottages, subject to consents.

LOT
22

POSTPONED



Guide Price: **£235,000+**

120 Rodway Road, Patchway, Bristol BS34 5PG

Mixed-Use Investment Property - Shop & Two Bed Flat

Mixed-use investment comprising a large and extended ground floor shop of approx 1,000sqft with an additional spacious and very well-presented two bedroom first floor flat. The shop and flat could be easily split (subject to consents) and would make an ideal investment property. Situated in a parade of shops in Patchway within close proximity to the new Charlton Hayes development.

LOT
23

POSTPONED



Guide Price: **£95,000+**

10 Broad Street, Staple Hill, Bristol, BS16 5NX

Ground Floor Shop in Prominent Position

Ground floor retail unit of approximately 780sqft arranged as a front shop area with additional rear store, kitchen and toilet facilities. Includes rear access and a new electric roller shutter. Situated in a prominent position on Staple Hill High Street providing excellent footfall and great road visibility. The shop will be offered for sale in 'shell' form and would suit an owner occupier or investor.

LOT
24

WITHDRAWN PRIOR



Guide Price: **£220,000+**

83 The Nursery, Bedminster, Bristol BS3 3EB

Two Bedroom End of Terrace for Modernisation

A two bedroom end of terrace period house, situated in a fantastic residential location within close proximity to a wide range of shops, bars and restaurants on the ever popular North Street. The property has recently been re-wired and has had a new gas central heating system installed but would benefit from modernisation.

LOT
25

SOLD PRIOR



Guide Price: **£50,000-£60,000**

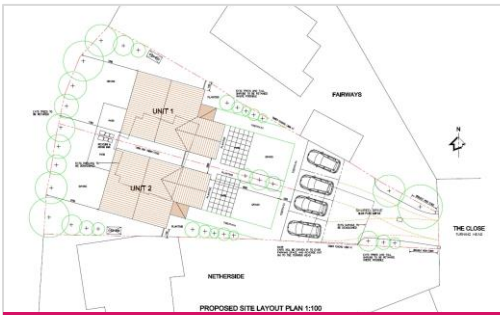
Flat 4, 6 Milburn Road, Weston Super Mare BS23 3BE

Top Floor Flat - Ideal Buy To Let Investment

A one bedroom flat occupying the top floor of this attractive Victorian building in Weston-super-Mare. The property is currently vacant but would make an ideal buy to let investment. Also included is an allocated off-street parking space.

LOT
26

SOLD FOR £60,000

Guide Price: **£285,000+**

Two Elms, The Close, Cribbs Causeway, Bristol, BS10 7TF

Fantastic Development Opportunity

A substantial development site of approx. 0.19 acres (776 sqm) with full planning consent granted for the erection of two 4 bedroom detached houses with parking and gardens. The site is currently occupied by a derelict detached house which will need to be demolished to facilitate the development. Situated at the head of a residential cul de sac within close proximity to Westbury on Trym village.

SOLD FOR £324,000**LOT
27**

Bristol's Leading Property Auctioneers



FUTURE AUCTION DATES

25TH SEPTEMBER 201827TH NOVEMBER 2018

Auction Venue

Auction to be held on Thursday 26th July 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 (£1,200 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 £1,200 inc VAT) is required by the auction department no later than 4pm on the day of the auction.