

AUCTION RESULTS

25th September 2018

Property Auction

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

Tuesday 25th September 2018 at 7.00pm

**maggs
+ allen**

www.maggsandallen.co.uk



15 Oakdene Avenue, Upper Eastville, Bristol BS5 6QQ

LOT
1

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.

Guide Price: **£165,000+**

SOLD FOR £206,500



Land rear of 19 Mount Hill Road, Hanham, Bristol BS15 8QU

LOT
2

Development Site - Planning Granted for Two 3 Bed Semis

A parcel of land with full planning consent granted for the erection of a pair of 3 bedroom semi-detached houses with parking and gardens. The site is situated in a popular location in Hanham fronting Quarry Road and provides easy access to a wide range of amenities on Hanham High Street.

Guide Price: **£235,000+**

SOLD FOR £245,000



168 Dovercourt Road, Horfield, Bristol BS7 9SF

LOT
3

Three Bedroom Terraced House for Refurbishment

A mid-terraced 3 bedroom house in need of refurbishment, situated in a popular residential location in Horfield. The property benefits from a good-sized rear garden with vehicular access via a rear lane. An ideal opportunity for builders, investors and developers.

Guide Price: **£210,000+**

SOLD FOR £248,000



156 & 158 Church Road, Redfield, Bristol BS5 9HX

LOT
4

Commercial Investment/Development Opportunity

Opportunity to purchase 2 ground floor shop units with first floor ancillary space above, situated in a prominent position on Church Road in Redfield. 156 Church Road is let on a 3 year lease at £6,000 pa whilst 158 Church Road is to be sold with vacant possession. The property offers potential for conversion of the first floors to provide residential accommodation, subject to consents.

Guide Price: **£150,000+**

SOLD FOR £155,000



South Bank House, Temple Cloud, Bristol BS39 5BP

LOT
5

Four Storey Period Townhouse for Modernisation

A charming three storey period house with additional basement, situated in the popular village of Temple Cloud. The property is in need of modernisation and offers flexible living accommodation with far reaching views to the rear. Further benefits include a delightful balcony accessed from the main living area and a single lock-up garage.

Guide Price: **£165,000+**

AVAILABLE

Guide Price: **£350,000+**

85 Halsbury Road, Westbury Park, Bristol BS6 7ST

Three Bedroom Semi-Detached House for Refurbishment

A three bedroom semi-detached house in need of refurbishment, occupying a corner plot in a sought after residential location. The property benefits from a driveway providing off-street parking and a larger than average garage to the rear. There is potential to extend to the side or convert the loft space, subject to obtaining the necessary planning consents.

SOLD PRIORLOT
6Guide Price: **£175,000+**

Land/Garage rear of 9 Melrose Place, Clifton, Bristol BS8 2NQ

Plot with Planning for a Modern 3 Bedroom House

An exciting opportunity to purchase a level building plot with planning consent granted for the erection of a modern 3 bedroom house with 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.

SOLD FOR £175,000LOT
7Guide Price: **£575,000+**

21 Lansdown Terrace, Henleaze, Bristol BS6 7YW

Detached 4 Bed House & Building Plot with Planning

A fantastic development opportunity comprising an existing 4 bedroom detached house in need of refurbishment, with an additional building plot benefiting from full planning consent for a further 4 bedroom detached house with parking and gardens. The site is situated in a highly sought after residential location in Henleaze.

AVAILABLELOT
8Guide Price: **£175,000+**

62 Manworthy Road, Brislington, Bristol BS4 4PT

Three Bedroom Semi-Detached House for Modernisation

A three bedroom semi-detached house, situated in a popular residential location in Brislington. To the front of the property is a driveway providing off-street parking and to the rear is a large 120ft garden laid mostly to lawn. The property is in need of some updating and offers great potential to a developer/investor or owner occupier looking for a property in need of improvement.

SOLD FOR £180,000LOT
9Guide Price: **£85,000-£95,000**

Flat 4, 38 Corn Street, Bristol BS1 1HQ

Well-presented Studio Flat in Bristol City Centre

A well presented self-contained studio flat situated on the second floor of an attractive and well-maintained period building in the centre of Bristol. The property is ideally suited to those working in the city centre or as an investment opportunity. The flat is currently let producing £695pcm (£8,340 pa) but is to be sold with vacant possession.

SOLD FOR £97,500LOT
10



51 Sussex Place, Montpelier, Bristol BS2 9QR

LOT
11

Substantial Student HMO with potential to Convert

A generous four storey semi-detached property (approx. 2,061 sq ft), arranged as a 7 bedroom HMO that is let producing approximately £37,128pa with potential to increase to circa £42,436 by creating an 8th bedroom. Potential for conversion to flats or a family house, subject to consents and vacant possession.

Guide Price: **£495,000+**

SOLD FOR £575,000



132-134 Stapleton Road, Easton, Bristol BS5 0PU

LOT
12

Large Mixed-Use Investment with Development Potential

A redevelopment opportunity currently arranged as a double fronted shop with additional rear stores, a large first floor 3 bedroom apartment and additional first floor rooms. This substantial property measures just under 4,000sqft and offers excellent potential for a mixed-use development scheme.

Guide Price: **£250,000+**

SOLD FOR £310,000



69 Park Lane, Frampton Cotterell, Bristol BS36 2HA

LOT
14

Substantial Detached Property with Huge Potential

Substantial detached 4 bedroom property (approx. 2,241 sq ft) that is in need of modernisation and offers flexible living accommodation. The property would benefit from internal reconfiguration to maximise the potential with further benefits including a driveway providing off-street parking, a good-sized rear garden and a paddock of just over 0.52 acres with its own stables that may offer long-term development potential.

Guide Price: **£500,000+**

SOLD PRIOR



7A Chessel Street, Bedminster, Bristol BS3 3DS

LOT
15

One Bedroom First Floor Flat in Fantastic Location

A one bedroom first floor flat 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 benefits from a staircase leading to the loft space and is currently let producing £690 pcm. An excellent rental investment.

Guide Price: **£140,000+**

SOLD FOR £150,000



Former Garage Site at Crosscombe Drive, Hartcliffe BS13 0DE

LOT
16

Former Garage Site with Development Potential

A parcel of land measuring approximately 0.16 acres with potential for residential development, subject to obtaining the necessary consents. The site was previously occupied by garages which have been demolished and is currently rented as a yard with storage containers. A positive pre-app response from the Council has been obtained which suggests that a scheme of two houses or four flats may be suitable, subject to submitting a full planning application.

Guide Price: **£115,000+**

SOLD FOR £124,000



11 Grove Road, Redland, Bristol BS6 6UJ

Four Storey Property with Potential to Convert

A substantial four storey period property (over 2,000 sq ft), currently arranged as a self-contained basement flat with a large four bedroom maisonette spanning the three floors above. The property is in need of updating and offers potential for conversion into flats, a House of Multiple Occupancy (HMO) or a large family house, subject to obtaining the necessary planning consents.

LOT
17

Guide Price: **£550,000+**

SOLD POST AUCTION



Land rear of 144 Cheltenham Road, Montpelier, Bristol BS6 5RL

Building Plot with Planning for a 2 Bedroom House

A parcel of land benefiting from full planning consent for the erection of a modern 2 bedroom house fronting Picton Lane in Montpelier. The site provides easy access to the city centre and a wide range of local amenities on Stokes Croft and Picton Street. An ideal opportunity for builders, developers and self-builders.

LOT
18

Guide Price: **£125,000+**

SOLD POST AUCTION



Francis House, Fore Street, Castle Cary BA7 7BQ

Freehold Commercial Investment producing £18,100pa

An attractive freehold investment comprising three ground floor commercial units, situated in the centre of Castle Cary. Currently trading as a florist and a firm of solicitors, the property is fully let producing £17,900 per annum and also benefits from a further ground rent income of £100 per year from the flats above.

LOT
19

Guide Price: **£180,000+**

SOLD PRIOR



504A Gloucester Road, Horfield, Bristol BS7 8UF

Builders Yard with Residential Planning

A former builders yard situated in a popular residential location just off Gloucester Road, comprising a two storey workshop/office of approximately 1,800sqft with an enclosed courtyard to the front. The property benefits from Prior Approval for conversion to 3x maisonettes although may suit other schemes, subject to obtaining the necessary consents.

LOT
20

Guide Price: **£295,000+**

SOLD FOR £316,000



10 Clifton Road, Weston Super Mare BS23 1BL

Substantial Semi-Detached Property arranged as 5 Flats

An attractive and substantial three storey semi-detached property that has been sub-divided to provide five residential units (3 x one bedroom flats and 2 x studio flats). In need of refurbishment, the property offers scope for conversion to a large HMO, several self-contained flats or a large family house, subject to consents.

LOT
21

Guide Price: **£230,000+**

SOLD PRIOR



Guide Price: **£135,000+**

Development Site at Newland Street, Coleford GL16 8AN
Development Site - Planning Granted for 8 Apartments

LOT
22

An exciting opportunity to purchase a development site situated in a central location in Coleford in the Forest of Dean. Full planning consent has been granted for the erection of a four storey building comprising 8 x 2 bedroom apartments. Easy access is provided to a wide range of shops and amenities that can be found in the town centre making this a fantastic opportunity for builders and developers.

WITHDRAWN



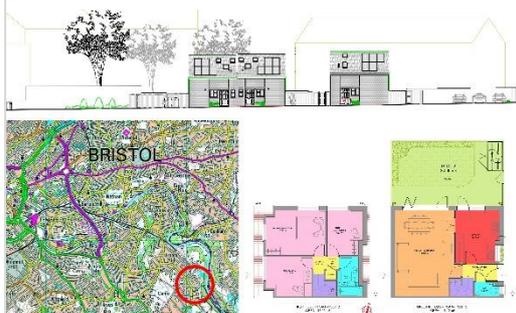
Guide Price: **£155,000+**

Ground Floor, 269 Hotwell Road, Hotwells, Bristol BS8 4SF
Commercial Unit with Planning to Convert to Garden Flat

LOT
23

A ground floor commercial premises with full planning consent granted for conversion into a self-contained two bedroom garden flat. Situated in an attractive Grade II listed Georgian townhouse close to Bristol Marina, the property is ideally located for access to the City Centre and Clifton Village. An excellent opportunity for builders and developers.

SOLD FOR £167,000



Guide Price: **£230,000+**

Land ro 62-80 Capgrave Crescent, Brislington, Bristol BS4 4TW
Development Site - Planning Granted for 3 Dormer Bungalows

LOT
24

Excellent development opportunity comprising a level freehold development site with full planning granted for the erection of 3no. 3 bedroom dormer bungalows with private parking and gardens.

WITHDRAWN



Guide Price: **£70,000+**

Garage opposite 39 Northumbria Drive, Henleaze, BS9 4HL
Substantial Garage/Workshop in Prime Location

LOT
25

A rare opportunity to purchase a substantial garage/workshop of approximately 666 sq ft (61.9 sq m), situated in a highly sought after residential location on the borders of Henleaze and Westbury Park. The property benefits from two up and over doors and can easily accommodate 4 vehicles with further storage. Accessed via a lane off Northumbria Drive, the property presents an ideal opportunity for local residents, builders and speculative developers.

SOLD FOR £84,000



Guide Price: **£325,000+**

The Arches, 14 Bank Place, Pill, Bristol BS20 0AQ
Substantial Double Fronted Cottage for Modernisation

LOT
26

A delightful and attractive period residence measuring approx. 2,185 sq ft that is believed to have originally been built in 1680 and offers spacious accommodation arranged over 3 floors. Now in need of refurbishment, the property offers a fantastic opportunity to create a unique 4/5 bedroom family home or could be converted into 2 separate cottages, subject to consents.

AVAILABLE



66 West Town Lane, Brislington, Bristol BS4 5DB

LOT
27

Substantial Semi-Detached House for Refurbishment

A fantastic opportunity to purchase a substantial 1930s three bedroom semi-detached house, situated in a popular residential location in Brislington. The larger than average accommodation is arranged over two storeys and requires complete refurbishment throughout. To the front of the property is a driveway providing off-street parking and to the rear is a large garden laid mostly to lawn.

Guide Price: **£250,000+**

SOLD FOR £262,000



120 Rodway Road, Patchway, Bristol BS34 5PG

LOT
28

Mixed-Use Investment - Shop & 2 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. Offered for sale with vacant possession. Situated in a small parade of shops in Patchway.

Guide Price: **£220,000+**

AVAILABLE



Land rear of 83 Gloucester Road North, Filton Park BS34 7PT

LOT
29

Building Plot with Consent for Coach House

A parcel of land currently occupied by a garage/workshop benefiting from full planning consent for demolition and the erection of a 2 bedroom coach house with parking. Fronting Bevan Court in a popular location in Filton, easy access is provided to the ring road and the shops and a range of local shops and amenities.

Guide Price: **£70,000-£80,000**

SOLD PRIOR



30 St Johns Lane, Bedminster, Bristol BS3 5AD

LOT
30

Freehold Commercial Investment

Ground floor, freehold commercial investment property of approximately 650 sqft currently producing £11,400 per annum. The property comprises a corner retail shop with rear store along with toilet facilities. With close proximity to Victoria Park and situated on a busy road providing a prominent retail position.

Guide Price: **£90,000+**

SOLD FOR £85,000



37 Coombe Dale, Sea Mills, Bristol BS9 2JQ

LOT
31

Three Bedroom Semi-Detached House - Ideal Buy to Let

A three bedroom semi-detached house occupying a corner plot, situated in a popular residential location on the borders of Sea Mills and Coombe Dingle. The property benefits from good-sized gardens to the front, side and rear with potential to extend/create parking, subject to consents. Having been tenanted in recent years the property would benefit from some modernisation.

Guide Price: **£185,000+**

SOLD PRIOR



128 Dovercourt Road, Horfield, Bristol BS7 9SH

LOT
32

Three Bed Terraced House in Popular Residential Location

A three bedroom extended terraced house in need of some updating, situated in a popular location in Horfield. The property comprises a lounge, dining room, extended kitchen and cloakroom on the ground floor with 3 bedrooms and a family bathroom on the first floor. To the rear of the house is a generous garden and garage with access via a rear lane.

Guide Price: **£235,000+**

SOLD FOR £266,000



25 East Street, Bedminster, Bristol BS3 4HH

LOT
33

Mixed-Use Property for Renovation

A mixed-use investment property arranged as a ground floor retail unit, first floor studio flat and a second floor 1 bedroom flat. The property is situated in a prominent trading position on East Street in Bedminster and is in need of complete renovation.

Guide Price: **£150,000+**

POSTPONED



14E Arlington Villas, Clifton, Bristol BS8 2EG

LOT
34

Well Presented 3 Bedroom Flat in Prime Clifton Location

A spacious and well-presented 3 bedroom garden flat occupying the entire basement level of this attractive Grade II listed building. The property measures approximately 1,000 sq ft and benefits from a private courtyard to the front and an enclosed communal rear garden. Situated in a fantastic location close to Bristol University and Clifton Village.

Guide Price: **£335,000+**

POSTPONED

Auction Venue

Auction to be held on Tuesday 25th September 2018 at 7.00pm



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...**