



AUCTION RESULTS

27th November 2018

Property Auction

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

Tuesday 27th November 2018 at 7.00pm

**maggs
+ allen**

www.maggsandallen.co.uk



Guide Price: **£140,000+**

15 Ascot Road, Southmead, Bristol BS10 5SW

Three Bedroom Terraced House for Modernisation

A 3 bedroom mid-terraced house in need of modernisation, situated in a pleasant residential location in Southmead opposite Fonthill Primary School. The property benefits from off-street parking to the front and a good-sized garden to the rear. An ideal opportunity for investors, developers and private buyers alike.

LOT
1

SOLD FOR £181,000



Guide Price: **£5,000-£10,000**

Garage rear of 46 Radley Road, Fishponds, Bristol BS16 3TQ

Single Lock-up Garage

A single lock-up garage with up and over door, situated at the end of a rank of garages to the rear of Radley Road in Fishponds. The garage is ideally suited for parking or secure storage and will be of interest to local residents and garage investors.

LOT
2

SOLD FOR £14,000



Guide Price: **£235,000+**

511 Stapleton Road, Eastville, Bristol BS5 6PE

Substantial Period Property arranged as 2 Flats

A substantial period property arranged over 3 floors offering very spacious and flexible accommodation. The property is currently arranged as a two non-self contained flats but would make a fantastic 4 bedroom family house or a high-yielding HMO, subject to obtaining the necessary consents. Situated in an excellent location within easy reach of Bristol City Centre.

LOT
3

SOLD PRIOR



Guide Price: **£75,000-£85,000**

73A High Street, Hanham, Bristol BS15 3DG

Spacious 2 Bedroom Flat requiring Refurbishment

An exciting opportunity to purchase a spacious first floor two bedroom flat that requires renovation throughout. Situated in a prominent position on Hanham High Street providing easy access to a wide range of local amenities. The flat is currently vacant but would make an ideal buy to let investment.

LOT
4

SOLD FOR £87,000



Guide Price: **£15,000-£20,000**

Freehold Ground Rents, The Gospel Hall, Langford Road, Bedminster Down, Bristol BS13 7AR

Freehold Ground Rent Investment

Freehold ground rents on a former gospel hall that has been converted into 4 self-contained flats. Each flat pays a ground rent of £250 (subject to review) giving a total income of £1,000 per annum. In addition, the freeholder has the benefit of managing and insuring the building.

LOT
5

SOLD FOR £20,000

Guide Price: **£90,000+**

Land adj. 52 Brighton Crescent, Bedminster, Bristol BS3 3PR

Building Plot with Full Planning Consent Granted

A residential building plot with full planning consent granted for the erection of a two storey house with outside terrace. The site is situated in a popular residential location and benefits from excellent transport links to the city centre via Parson Street train station. An ideal opportunity for builders, developers and self-builders.

SOLD FOR £96,000**LOT
6**Guide Price: **£30,000-£40,000**

Garage rear of 129 Cheltenham Road, Cotham, Bristol BS6 5RR

Detached Garage/Workshop with Potential

A rare opportunity to purchase a detached garage/workshop of approximately 333 sq ft, situated in a highly sought after residential location in Cotham. The property would be ideal for storage/parking and may offer potential for redevelopment, subject to obtaining the necessary planning consents.

SOLD FOR £80,500**LOT
7**Guide Price: **£185,000+**

22 Lewis Road, Bedminster Down, Bristol BS13 7JB

Good size 3 Bedroom House in Sought After Location

A three bedroom terraced house in need of some updating offering spacious accommodation, a good sized garden and views across the city. An ideal opportunity for builders, investors and private buyers.

SOLD FOR £211,000**LOT
8**Guide Price: **£325,000+**

14E Arlington Villas, Clifton, Bristol BS8 2EG

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.

SOLD POST AUCTION**LOT
9**Guide Price: **£250,000+**

28 Benedict Street, Glastonbury BA6 9EX

Substantial Freehold Investment / Development Potential

A substantial freehold investment property in the centre of Glastonbury offering further development potential, subject to consents. The property is currently as a ground floor commercial premises with two large 2 bedroom maisonettes over the first and second floors. To the rear of the property are a number of single storey outbuildings and a yard. Planning consent was previously granted for the conversion of the ground floor into a 2 bedroom flat, which has now lapsed.

SOLD PRIOR**LOT
10**



Guide Price: **£375,000+**

32 Beloe Road, Horfield, Bristol BS7 8RB

Terraced House for Modernisation

A 3 bedroom terraced house, situated in a highly sought after residential location within the Bishop Road Primary School catchment area. The property is in need of modernisation and benefits from a paved driveway providing off-street parking and a good-sized garden with garage to the rear. A fantastic house with huge potential to extend and/or convert the loft if required, subject to consents.

WITHDRAWN PRIOR

LOT
11



Guide Price: **£250,000+**

Unit 10 The Alpha Centre, Armstrong Way, Yate BS37 5NG

Well Presented Investment - Let Producing £21,875pa

A well-presented end of terrace light industrial unit (approx. 2,979 sq ft) that is arranged over two storeys, predominantly as office space. The unit benefits from a full height roller shutter door with loading bay, 3 tandem parking spaces and various kitchen and toilet facilities. Currently let on an effectively Full Repairing and Insuring lease until January 2023 at a rent of £21,875 per annum.

SOLD FOR £265,000

LOT
12



Guide Price: **£450,000+**

Land adj. 2 Stanley Cottages, Stoke Gifford, Bristol BS7 9YU

Development Site - Planning for 4 Detached Houses

A level development site of approximately 0.24 acres with outline planning consent granted for the erection of 4 detached houses with parking and gardens. The site is situated to the East of the modern Cheswick Village housing development and enjoys an open aspect across playing fields. An opportunity to create an exclusive development of houses in a sought after location.

SOLD PRIOR

LOT
14



Guide Price: **£330,000+**

21 Lansdown Terrace, Henleaze, Bristol BS6 7YW

Four Bedroom Detached House for Refurbishment

A 4 bedroom detached house in need of refurbishment, situated in a highly sought after location on the borders of Henleaze and Golden Hill. The property benefits from a detached garage and garden to the rear and offers an ideal opportunity to create a fine family house.

WITHDRAWN PRIOR

LOT
15



Guide Price: **£225,000+**

Land adj. 21 Lansdown Terrace, Henleaze, Bristol BS6 7YW

Building Plot - Planning for a 4 Bed Detached House

A rare opportunity to purchase a building plot with full planning consent granted for the erection of a 4 bedroom detached house with gardens and parking. The site is situated in a highly sought after residential location in Henleaze, which provides easy access to a wide range of amenities on Henleaze Road and Gloucester Road. Ideal for builders, developers and self-builders.

WITHDRAWN PRIOR

LOT
16



75A High Street, Hanham, Bristol BS15 3DG

First Floor 2 Bedroom Flat for Renovation

A spacious two bedroom flat in need of refurbishment occupying the first floor of this mixed-use premises in a prominent position on Hanham High Street. The flat is currently vacant but would make an ideal buy to let investment. The opportunity is suited to builders, developers and investors.

LOT
17Guide Price: **£75,000-£85,000****SOLD FOR £83,000**

25 East Street, Bedminster, Bristol BS3 4HH

Mixed-Use Investment Property for Refurbishment

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. Located within close proximity to the city centre and Bristol Temple Meads train station.

LOT
18Guide Price: **£150,000+****SOLD PRIOR**

11 Hollway Road, Stockwood, Bristol BS14 8PY

Substantial 5 Bed House with Potential

A substantial and extended 4/5 bedroom semi-detached house, situated in a convenient location in Stockwood. The property sits in a generous plot and benefits from a large garage to the side, which offers potential to extend or build an additional dwelling, subject to obtaining the necessary planning consents.

LOT
19Guide Price: **£250,000+****SOLD PRIOR**

Land adj. 14 Queens Road, Cadbury Heath, Bristol BS30 8EF

Plot with Planning Granted for a Link-Detached House

A level building plot measuring approximately 284 sq m with full planning consent granted for the erection of a 2 bedroom link-detached house with additional study, parking and gardens. An excellent opportunity for builders and developers.

LOT
20Guide Price: **£60,000+****SOLD PRIOR**

Brookland Garage, 10a Julian Road, Sneyd Park, Bristol BS9 1LL

Working Garage offering Potential for Redevelopment

An opportunity to purchase a working garage, situated in a highly sought after residential location in Sneyd Park within close proximity to Durdham Downs. The property is to be sold with vacant possession and offers potential for redevelopment to provide a scheme of flats or townhouses, subject to consents.

LOT
21Guide Price: **£500,000+****SOLD PRIOR**



Guide Price: **£85,000+**

SOLD PRIOR

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

Land with Planning Granted 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 is situated in a sought after residential location which provides easy access to the city centre and a wide range of local amenities on Stokes Croft and Picton Street.

LOT
22



Guide Price: **£230,000+**

47 Jasper Street, Bedminster, Bristol BS3 3DT

End Terraced House needing Complete Refurbishment

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. There is a good-sized garden to the rear and a single garage with vehicular access. The property requires complete refurbishment and is ideally suited to builders, investors and developers.

LOT
23

SOLD FOR £231,000



Guide Price: **£100,000+**

140A Wick Road, Brislington, Bristol BS4 4HQ

Recently Refurbished Studio Flat with own Private Garden

A recently refurbished and well-proportioned studio flat, situated on the ground floor of an end terraced property on Wick Road. The property benefits from its own private rear garden and a newly fitted modern kitchen and shower room. Ideally located for access to shops and restaurants on the popular Sandy Park Road, the property would make a fantastic buy to let investment or first time buy.

LOT
24

SOLD PRIOR



Guide Price: **£220,000+**

Land adj 18 Crow Meadow, Wotton Under Edge GL12 8RX

Development Site with Planning Granted for 2 Houses

A building plot with full planning consent granted to erect two semi-detached 3/4 bedroom houses with parking, integral garages and gardens overlooking fields to the rear. The site is situated on a residential cul de sac in the village of Kingswood near Wotton-Under-Edge on the edge of the Cotswolds. Ideal for builders and developers with the added benefit of having NO CIL PAYABLE on the site.

LOT
25

POSTPONED PRIOR



Guide Price: **£75,000-£85,000**

2 Lawford Street, Old Market, Bristol BS2 0DH

Double Fronted Ground Floor & Basement Premises

The property comprises the ground and basement levels of a prominent period building in a central location in Old Market. The property was previously arranged as a commercial premises but we understand it has been occupied on a residential basis for over 10 years. The property is in need of complete refurbishment and will be of interest to both investors and developers.

LOT
26

SOLD PRIOR



Land adj. 27 Wickwar Road, Wotton Under Edge GL12 8RF

LOT
27**Land with Scope for a Varsity of Uses, Subject to Consents**

A plot of land measuring approximately 0.09 acres (400 sq m), situated in a village location in Kingswood, Wotton-Under-Edge. The site offers potential for a variety of different uses, subject to obtaining the necessary consents.

Guide Price: **£40,000+****SOLD FOR £81,000**

Garages rear of 77 Springfield Road, Cotham, Bristol BS6 5SW

LOT
28**Rank of Garages with Potential for Development**

An exciting opportunity to purchase a rank of 3 lock-up garages, situated in a highly sought after residential location fronting Sydenham Road in Cotham. The garages offer scope for residential development, subject to obtaining the necessary consents with a large number of similar garages and parking areas having been demolished and replaced with a range of modern houses.

Guide Price: **£135,000+****SOLD POST AUCTION**

46 Glen Park, Eastville, Bristol BS5 6SL

LOT
29**Attractive 3 Bedroom End of Terrace House**

An attractive end of terrace 3 bedroom house, situated in a convenient residential location in Eastville providing easy access to the City Centre, M32 and a wide range of local amenities on Stapleton Road. The property benefits from a recently fitted modern kitchen and bathroom but still offers scope to add value. An ideal investment property or first time buy.

Guide Price: **£225,000+****AVAILABLE**

First Floor Flat, 2 St Nicholas Road, St Pauls, Bristol, BS2 9JZ

LOT
30**Two Bedroom Flat for Modernisation**

A two bedroom flat in need of complete renovation, occupying the first floor of this converted period building. The property is situated in a central location in St Pauls providing easy access to the City Centre and M32. An ideal opportunity for builders, developers and investors.

Guide Price: **£120,000+****AVAILABLE****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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Suitable Auction Properties include:

- Houses & Flats in need of refurbishment
- Building Plots & Development Sites
- Garages
- Blocks of Flats
- Commercial Investments
- Ground Rents

Contact us on **0117 973 4940** to arrange a free auction valuation

Auction Venue

Auction to be held on Tuesday 27th November 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...**