

Land & Property Auction

26 February 2019

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



AUCTION RESULTS

26 February 2019



24 Lynmouth Road, St Werburghs, Bristol BS2 9YH

Three Bedroom End Terraced House

Attractive period 3 bedroom end terraced house situated in a highly sought after residential road. The property is in need of complete renovation and is a perfect project for all builders and investors.

LOT
1

Guide Price: **£160,000+**

SOLD FOR £269,000



Land adj. St James Church, Mangotsfield, Bristol BS16 9EY

Building Plot with Planning Granted for a Detached House

A level building plot measuring approximately 0.12 acres with outline planning consent granted for the erection of a 4 bedroom detached house with parking and garden. The site is situated in a popular residential location in Mangotsfield with easy access to a range of local amenities. A fantastic opportunity for builders, developers and self-builders.

LOT
2

Guide Price: **£140,000+**

SOLD FOR £206,000



51 Bannerman Road, Easton, Bristol BS5 0RR

Two Bedroom Terraced House for Refurbishment

A mid-terraced 2 bedroom house in need of refurbishment, situated in a popular residential location in Easton providing easy access to the City Centre and a range of local amenities on St Marks Road. An ideal opportunity for builders, developers and private buyers looking to take on a project.

LOT
3

Guide Price: **£175,000+**

AVAILABLE IN APRIL AUCTION



Land at Hollywood Lane, Cribbs Causeway, Bristol BS10 7TW

0.6 Acre Site with Potential

A large site of approximately 0.6 acres situated close to The Mall at Cribbs Causeway and conveniently situated for the M5 motorway. The land offers excellent potential for residential or commercial development, subject to obtaining the necessary planning consents.

LOT
4

Guide Price: **£95,000+**

SOLD FOR £181,000



First Floor, Lister House, Station Road, Gloucester GL1 1DH

First Floor Offices with Consent for Conversion to 6 Flats

A first floor office suite of approx. 3,296 sq ft with additional kitchen and toilet facilities. Consent has been granted for conversion of the existing office space into 6 x 1 bedroom flats. The property could also be let as office space and we anticipate an annual rental income in the region of £25,000 - £30,000.

LOT
5

Guide Price: **£195,000+**

SOLD FOR £211,000



115A Coldharbour Road, Westbury Park, Bristol BS6 7SD

Well Presented Two Bedroom First Floor Flat

A recently refurbished two bedroom first floor flat, situated in a sought after location in Westbury Park with the Redland Green School and Westbury Park Primary School catchment areas. The property benefits from high ceilings, a modern kitchen and bathroom, gas central heating and has been recently re-carpeted. A fantastic opportunity for buy to let investors.

LOT
6

Guide Price: **£160,000+**

SOLD PRIOR



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

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.

LOT
7

Guide Price: **£130,000+**

SOLD PRIOR



10 Frome Court, Thornbury, Bristol BS35 2BU

Three Bedroom Terraced House for Modernisation

A 3 bedroom mid-terraced house in need of modernisation throughout, situated in a pleasant residential location in Thornbury. A wide range of amenities can also be found on the local High Street with nearby retailers including Tesco and Aldi. An ideal opportunity for investors, developers and private buyers alike.

LOT
8

Guide Price: **£140,000+**

SOLD FOR £150,000



19 Westward Gardens, Long Ashton, Bristol BS41 9HU

Spacious Three Bed Flat - Ideal Investment/First Time Buy

An extremely spacious first floor 3 bedroom flat situated on the first floor of a purpose-built block in the Westward Gardens development in Long Ashton. The flat benefits from a balcony, an external storage unit, gas central heating, UPVC double glazing and far reaching views to the southeast. An ideal opportunity for owner occupiers/investors to purchase a large flat in the heart of Long Ashton.

LOT
9

Guide Price: **£165,000+**

SOLD FOR £168,000



442-444 High Street, Cheltenham GL50 3JA

Freehold Investment - Two Shops & Ground Rent Income

A freehold investment opportunity comprising two ground floor retail units which are both let on a Full Repairing and Insuring basis producing a combined rental income of £11,500 PA. The property further benefits from an additional ground rent income of £800 per year from the flats above that have been sold off.

LOT
10

Guide Price: **£100,000+**

SOLD PRIOR



Land rear of 13 High Street, Chepstow NP16 5LQ

Development Site with Planning Granted

A development site benefiting from full planning consent for the erection of 3 terraced houses with parking and communal gardens. The site is situated in the heart of historic Chepstow and provides easy access to a wide range of local amenities in the town centre as well as the nearby train and bus stations. An ideal opportunity for builders and developers.

LOT
11

Guide Price: **£125,000+**

SOLD PRIOR



360 Stapleton Road, Easton, Bristol BS5 0NL

Mid-Terraced House for Refurbishment

A mid-terraced 2 bedroom house in need of refurbishment. situated in a convenient location in Easton providing excellent access to the City Centre and a range of local amenities on Stapleton Road. An excellent opportunity for developers and buy to let investors.

LOT
12

Guide Price: **£75,000+**

SOLD FOR £146,000



Land at Glenfrome Road, Eastville, Bristol BS5 6TY

0.49 Acre Site - Potential for a Variety of Uses

A substantial parcel of land measuring approximately 0.49 acres offering potential for a variety of different uses, subject to obtaining the necessary planning consents. The site is situated in a convenient location in Eastville providing easy access to the M32 and City Centre.

LOT
14

Guide Price: **£55,000-£65,000**

WITHDRAWN PRIOR



37 Headley Lane, Headley Park, Bristol BS13 7QL

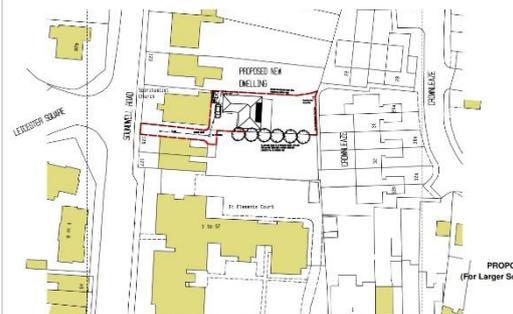
Detached Bungalow on 0.32 Acre Plot with Potential

A well-presented detached 3 bedroom bungalow occupying a substantial plot of approximately 0.32 acres. The property is situated in a popular residential location in Headley Park and may offer potential for the erection of an additional dwelling to the rear, subject to obtaining the necessary planning consents.

LOT
15

Guide Price: **£330,000+**

SALE AGREED



Land rear of 125 Soundwell Road, Soundwell, Bristol BS16 4RD

Building Plot with Planning Pending

A level parcel of land measuring approximately 378sqm with planning permission pending for the erection of a detached 2-bedroom bungalow with off-street parking and garden. The site is situated in a popular residential location with access via a lane running adjacent to 125 Soundwell Road.

LOT
16

Guide Price: **£100,000+**

SOLD FOR £100,000

Guide Price: **£155,000+**

4A Gloucester Road North, Filton, Bristol BS7 0SF

Spacious Maisonette with Balcony, Garden & Parking

A spacious 3 bedroom maisonette arranged over the first and second floors of this terraced property in a convenient location in Filton. The generous property is presented in excellent decorative order and benefits from a decked balcony, good-sized rear garden and parking. A fantastic opportunity for owner occupiers and buy to let investors.

LOT
17**SOLD PRIOR**Guide Price: **£40,000-£50,000**

Land & Garages at Alexandra Gardens, Staple Hill BS16 4QJ

Garage Site with Potential for Redevelopment

A level parcel of land currently occupied by 3 garages with a forecourt to the front, situated in a popular residential location in Staple Hill. The site offers potential for redevelopment, subject to obtaining the necessary planning consents. Alternatively, the garages could be retained and rented out.

LOT
18**SOLD FOR £51,000**Guide Price: **£175,000+**

280 Soundwell Road, Kingswood, Bristol BS15 1PE

Attractive & Spacious Terraced House for Refurbishment

An attractive Victorian mid-terraced house in need of modernisation, situated in a convenient location in Kingswood. The extended accommodation offers generous living space and 2 bedrooms although there is scope to reconfigure the layout to provide 3 bedrooms. To the rear of the house is a good-sized level garden with an area of hardstanding for parking accessed by a side lane.

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

23 Battersea Road, Easton, Bristol BS5 6AJ

Three Bedroom Terraced House for Refurbishment

An attractive mid-terraced 3 bedroom house in need of complete refurbishment, situated in a popular residential location in Easton. The property presents a fantastic opportunity for builders, investors and developers to add value and create a fine family house.

LOT
20**SOLD FOR £197,000**Guide Price: **£95,000+**

31 North Street, Wellington TA21 8LY

Mixed Use Investment Property producing £12,600pa

A mid-terraced commercial investment property comprising a ground floor takeaway with residential accommodation above. The property is situated in a prominent position just off the main High Street in the centre of the market town of Wellington in Somerset and is let producing £12,600 per annum.

LOT
21**SOLD FOR £101,000**



25 Wichell Road, Redfield, Bristol BS5 9LG

LOT
22

Mid-terraced 2 Bedroom House for Updating

An attractive double bay fronted 2 bedroom terraced house in need of some updating, situated in a sought after residential location in Redfield. The property is ideally located for easy access to the City Centre and a wide range of local amenities on Church Road.

Guide Price: **£200,000+**

WITHDRAWN PRIOR



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

LOT
23

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: **£95,000+**

SOLD FOR £118,000



Garage off Claverham Road, Fishponds, Bristol BS16 2HS

LOT
24

Single Lock-up Garage in Popular Residential Location

A single lock-up garage with a recently replaced pitched roof and new double doors. The deeper than average garage is situated in a popular residential location just off Claverham Road in Fishponds and is ideal for secure storage or parking.

Guide Price: **£5,000 - £10,000**

SOLD FOR £13,500

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.

Online **LEGAL PACKS** available at:
www.maggsandallen.co.uk



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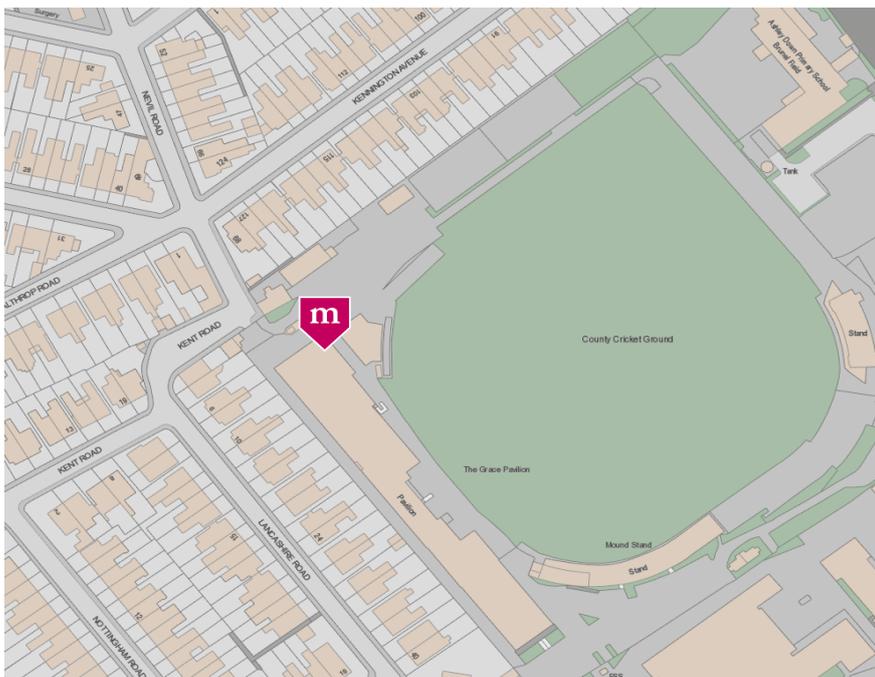
Suitable Auction Properties include:

- 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 26 February 2019 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...**

0117 973 4940

www.maggsandallen.co.uk



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.