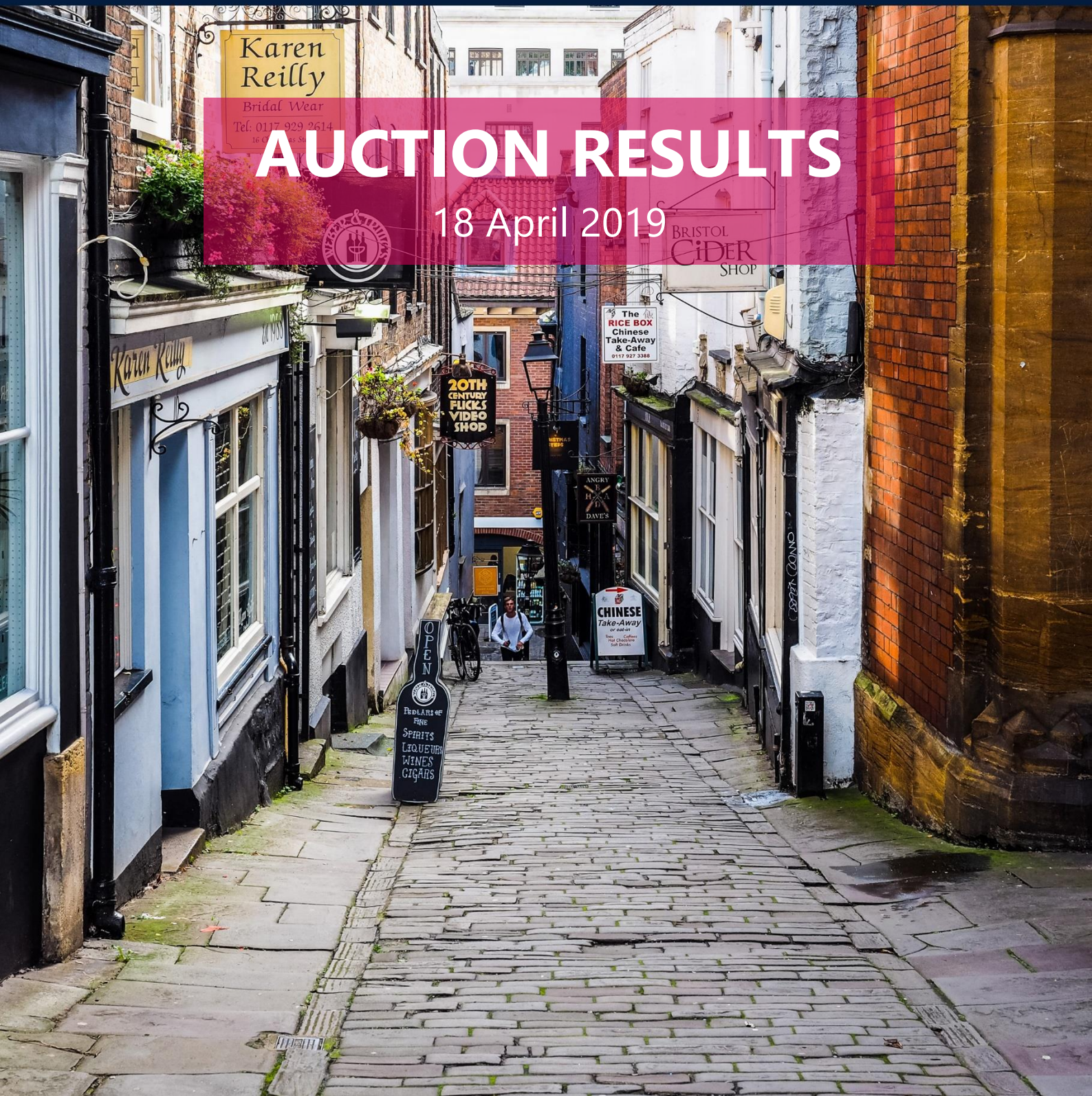


# Land & Property Auction

18 April 2019

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



**AUCTION RESULTS**

18 April 2019



BRISTOL  
CIDER  
SHOP





1 Beaconsfield Street, Barton Hill, Bristol BS5 9UA

### Larger than Average 3 Bedroom House for Renovation

A substantial end of terrace 3 bedroom house in need of complete renovation with the added benefit of a sizeable unconverted loft space and a substantial detached garage to the rear. The larger than average accommodation offers scope for conversion to flats (subject to consents) or could be refurbished to create a fantastic family house.

Guide Price: **£100,000+**

**SOLD FOR £185,000**

LOT  
1



63 Henfield Road, Coalpit Heath, Bristol BS36 2TG

### 2 Bedroom Semi-Detached Bungalow for Updating

A good-sized 2 bedroom semi-detached bungalow in need of some updating, situated in a sought after residential location in Coalpit Heath. The property benefits from a driveway, garage and gardens to the front and rear.

Guide Price: **£185,000+**

**SOLD FOR £225,000**

LOT  
2



Land adj. 2 Brook Lintons, Brislington, Bristol BS4 4PL

### Building Plot with Planning Granted for 3 Bedroom House

A building plot with full planning consent granted for the erection of a new 3 bedroom, end of terrace house. The site is situated in a quiet residential cul de sac in Brislington within close proximity to Brislington Brook and Nightingale Valley Nature Reserve. An ideal prospect for builders, developers and self-builders.

Guide Price: **£80,000-£90,000**

**AVAILABLE**

LOT  
3



Gillerson Pine, Canal Rd Industrial Est, Trowbridge BA14 8QA

### Light Industrial Investment - Let Producing £32,000pa

A freehold investment opportunity comprising a detached light industrial unit with showroom and office accommodation (approx. 6,540 sq ft GIA) occupying a site of approx. 0.46 acres. The property is currently let producing £32,000 per annum and benefits from a yard and parking to the side and rear. Other notable occupiers in the vicinity include Trowbridge Ford, Citroen, Jewson and Brandon Tool Hire.

Guide Price: **£345,000+**

**SOLD PRIOR**

LOT  
4



284A Charlton Road, Brentry, Bristol BS10 6JU

### 3 Bedroom First Floor Flat - Ideal Rental Investment

A spacious first floor 3 bedroom flat in need of some updating, situated in a convenient location in Brentry. The property benefits from gas central heating and recently replaced double glazed windows to the front. An ideal investment opportunity with excellent rental potential.

Guide Price: **£115,000+**

**SOLD FOR £115,000**

LOT  
5

Guide Price: **£320,000+**

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  
6**WITHDRAWN PRIOR**Guide Price: **£8,000-£10,000**

Garage 1 Brockhurst Gardens, Kingswood, Bristol BS15 1BX

**Single Lock-Up Garage in Quiet Residential Location**

A single lock-up garage with modern up and over door situated in a residential cul de sac in Kingswood. The property would be ideal for parking or secure storage.

LOT  
7**SOLD FOR £10,000**Guide Price: **£250,000+**

19 High Street, Clifton, Bristol BS8 2YF

**Unique One Bedroom House in a Fantastic Location**

A truly unique opportunity to purchase a one bedroom end terrace house located in a fantastic position in Clifton, just off Durdham Downs. The property is currently arranged as a one bedroom house, however it may be possible to reconfigure the internal layout to provide a second bedroom. The property benefits from stunning views and would be ideal for investors and private buyers alike.

LOT  
8**AVAILABLE**Guide Price: **£275,000+**

22 &amp; 24 Rossall Avenue, Little Stoke, Bristol BS34 6JT

**Development Site - Planning Granted for 4 New Houses**

A development site comprising a pair of derelict semi-detached houses occupying a site measuring approximately 0.23 acres. Full planning consent has been granted for the demolition of the existing houses and the erection of a terrace of 4 new houses (2 x 4 bedroom houses and 2 x 2 bedroom houses) with parking and gardens.

LOT  
9**SOLD FOR £340,000**Guide Price: **£180,000+**

99 Robin Way, Chipping Sodbury, Bristol BS37 6JR

**3 Bedroom Semi-Detached House for Modernisation**

A 3 bedroom semi-detached house requiring modernisation, situated in a convenient residential location in Chipping Sodbury providing easy access to a range of local amenities in Yate and Chipping Sodbury high street. To the rear of the house is a courtyard garden, lock-up garage and an area of hardstanding to accommodate one vehicle.

LOT  
10**SOLD FOR £217,000**

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Land rear of 21 St Annes Close, Cadbury Heath BS30 8EH

### Building Plot with Planning Granted for a 2 Bed Bungalow

A level building plot with full planning consent granted for the erection of a 2 bedroom detached bungalow with parking and gardens. The site is situated in a popular and convenient location in Cadbury Heath with access from Greatleaze. An ideal opportunity for builders and developers.

LOT  
11

Guide Price: **£60,000-£70,000**

**AVAILABLE**



38 High Street, Stonehouse GL10 2NA

### Office Premises with Planning for 4 Studio Flats Above

An exciting investment/development opportunity situated in a prime location on the High Street in Stonehouse. The property comprises a very well-presented ground floor retail/office premises (approx. 625 sq ft) with full planning consent granted for the erection of two additional storeys above arranged as 4 studio flats.

LOT  
12

Guide Price: **£140,000+**

**POSTPONED TO JUNE AUCTION**



93 Chargrove, Yate, Bristol BS37 4LQ

### Spacious 2 Bedroom Flat requiring Modernisation

Spacious second floor 2 bedroom flat in need of modernisation. The property is situated in a purpose built block of flats in a desirable location within close proximity to Yate shopping centre and Chipping Sodbury High Street. An ideal opportunity for owner occupiers and buy to let investors.

LOT  
14

Guide Price: **£90,000+**

**SOLD FOR £105,000**



21 Lansdown Terrace, Henleaze, Bristol BS6 7YW

### Development Site - Detached House & Building Plot

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 the erection of a further 4 bedroom detached house with parking and gardens. The site is situated in a highly sought after residential location in Henleaze, just off Kellaway Avenue.

LOT  
15

Guide Price: **£ 510,000+**

**WITHDRAWN PRIOR**



17 Hanham Road, Kingswood, Bristol, BS15 8PR

### Block of 4 Flats - Rental Investment/Break-up Opportunity

An investment/break-up opportunity comprising a mid-terraced freehold property arranged as 4 self-contained flats (3 x 1 bedroom flats and 1 x 2 bedroom flat), situated in a convenient location within close proximity to Kingswood High Street. The property is offered for sale with 3 of the flats being vacant and the remaining flat occupied on an Assured Shorthold Tenancy agreement.

LOT  
16

Guide Price: **£360,000+**

**POSTPONED TO JUNE AUCTION**

Guide Price: **£110,000+****SOLD PRIOR**

30 St Johns Lane, Bedminster, Bristol BS3 5AD

**Freehold Property with Prior Approval for 2 Bedroom Flat**

Ground floor freehold property of approximately 640 sqft benefitting from prior approval for conversion to a 2 bedroom flat. The property comprises a former corner retail shop with rear store along with toilet facilities. Situated in a fantastic residential location within close proximity to Victoria Park and Bristol Temple Meads train station.

**LOT  
17**Guide Price: **£50,000-£60,000****SOLD FOR £61,000**

Garage at 49 Nutgrove Avenue, Victoria Park, Bristol BS3 4QE

**Substantial Garage with Potential**

Sizeable garage/workshop measuring approximately 360sqft, situated in a highly sought after residential location overlooking Victoria Park. The property benefits from an electric roller shutter door and would be ideal for parking, secure storage or a workshop. In addition there may be potential for residential development of the site or a possible commercial use, subject to consents.

**LOT  
18**Guide Price: **£50,000+****SOLD FOR £56,000**

First &amp; Second Floors, 28 High Street, Leominster HR6 8LZ

**Planning Granted for Conversion to 2 x 1 Bedroom Flats**

A development opportunity comprising a spacious maisonette in need of refurbishment arranged over the 1st and 2nd floors of this mixed-use character property in the heart of the popular market town of Leominster. The property benefits from full planning consent for conversion into 2 x 1 bedroom flats.

**LOT  
19**Guide Price: **£175,000+****SOLD FOR £204,000**

23 Claypool Road, Kingswood, Bristol BS15 9QJ

**3 Bedroom Semi-Detached House for Refurbishment**

A three bedroom semi-detached house in need of refurbishment, situated in a quiet residential cul de sac in Kingswood. The property benefits from a driveway, garage and a good-sized south facing garden to the rear. A fantastic opportunity for builders, developers and private buyers alike.

**LOT  
20**Guide Price: **£185,000+****SOLD FOR £200,000**

The Royal British Legion Club, College Road, Westbury On Trym, Bristol BS9 3EJ

**Two Storey Commercial Premises - Potential for Conversion**

A former Royal British Legion Club, situated in a fantastic location just off the High Street in Westbury On Trym. The two storey property measures approximately 2,033 sq ft and offers potential for a variety of commercial or residential uses, subject to obtaining the necessary consents.

**LOT  
21**





4 Newbridge Road, St Annes, Bristol BS4 4DH

### 3 Bedroom Terrace House for Refurbishment

A mid-terraced 3 bedroom house in need of complete refurbishment, situated in a convenient location in St Annes with good transport links to Bristol and Bath. The property benefits from a level garden to the rear with pedestrian rear access and is an ideal opportunity for builders and developers.

Guide Price: **£95,000+**

**SOLD PRIOR**

LOT  
22



51 Bannerman Road, Easton, Bristol BS5 0RR

### 2 Bedroom Terrace 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.

Guide Price: **£175,000+**

**AVAILABLE**

LOT  
23



Land & Garage rear of 2 Bridge Walk, Filton, Bristol BS7 0LE

### Land & Detached Garage with Potential

A level parcel of land (approx. 159 sq m) occupied by a large detached garage with double doors to the front. The site and garage are accessed via a lane off Bridge Walk in Filton and would be ideal for secure storage and/or parking. There may be scope for redevelopment of the site, subject to consents.

Guide Price: **£10,000 - £15,000**

**SOLD FOR £29,000**

LOT  
24

## 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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- 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 Thursday 18 April 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...**

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**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.