

Land & Property Auction

18 June 2019

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

A photograph of a bridge with a stone-paved walkway and metal railings covered in colorful graffiti. A pink light fixture is mounted on a post in the foreground. In the background, a row of colorful houses is visible under a blue sky with scattered clouds.

AUCTION RESULTS

18 June 2019



Guide Price: **£350,000+**

49 Egerton Road, Bishopston, Bristol BS7 8HN

Detached 3 Bedroom House for Renovation

A rare opportunity to purchase a 3 bedroom detached house in need of complete refurbishment, situated in a highly sought after residential location in Bishopston. Ideal for builders, developers and private buyers looking to take on a project, the property provides easy access to a range of local amenities on Gloucester Road.

SOLD FOR £411,000

LOT
1



Guide Price: **£90,000+**

Land adj. Headley Park Church, St Peters Rise, Bristol BS13 7LZ

Development Site - Planning Granted for 3 x 1 Bed Flats

A parcel of land with outline planning consent granted for the erection of a detached building comprising 3 x 1 bedroom flats with parking. The site is situated in a popular residential location adjacent to Headley Park Church in Headley Park. An ideal opportunity for builders and developers.

SOLD FOR £100,000

LOT
2



Guide Price: **£20,000-£25,000**

Garage 2 rear of 113 Pembroke Road, Clifton, Bristol BS8 3EU

Single Lock-Up Garage in Prime Location in Clifton

A rare opportunity to purchase a single lock up garage with up and over door, situated to the rear of a substantial period building on Pembroke Road in Clifton. The property would be ideal for parking or secure storage and is situated in an area where parking is at a premium.

SOLD FOR £23,000

LOT
3



Guide Price: **£250,000+**

266 Glenfrome Road, Eastville, Bristol BS5 6TS

Substantial Semi-Detached House for Refurbishment

A substantial and extended 3 bedroom semi-detached house with additional loft room, situated in a popular and convenient location in Eastville. The property is in need of some refurbishment and benefits from a detached single garage and a good-sized garden to the rear. Easy access is provided to the M4 and city centre.

SOLD PRIOR

LOT
4



Guide Price: **£500,000+**

The Coppins, Rectory Lane, Cromhall GL12 8AN

Substantial Bungalow on 2.35 Acres with Huge Potential

A rare opportunity to purchase a substantial detached bungalow (approx. 2,886 sq ft) occupying a generous plot of approximately 2.35 acres. The property is in need of refurbishment throughout and offers excellent scope to create a fine family home in a beautiful location. Situated in the South Gloucestershire village of Cromhall, easy access is provided to the M5 motorway.

AVAILABLE

LOT
5



1 Crown Road, Kingswood, Bristol BS15 1PP

LOT
6**End-terraced 2 Bedroom House for Refurbishment**

An end of terrace 2 bedroom period house in need of refurbishment, situated in a convenient location in Kingswood within close proximity to a range of local amenities on Kingswood High Street. The property benefits from gas central heating, double glazing and a good-sized garden to the rear.

Guide Price: **£145,000+****SOLD FOR £167,000**

Land adj. 90 Selbrooke Crescent, Fishponds, Bristol BS16 2PR

LOT
7**Building Plot - Planning Granted for a 3 Bedroom House**

An exciting opportunity to purchase a building plot with full planning consent granted for the erection of a new 3 bedroom, end of terrace house with parking and gardens. The site is situated in a pleasant residential location on the borders of Fishponds and Oldbury Court. An ideal prospect for builders, developers and self-builders.

Guide Price: **£75,000-£85,000****SOLD PRIOR**

32 Beloe Road, Horfield, Bristol BS7 8RB

LOT
8**3 Bedroom Mid-Terraced House for Modernisation**

An exciting opportunity to purchase 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.

Guide Price: **£375,000+****SOLD PRIOR**

Garden Building rear of 61A Arbutus Drive, Coombe Dingle BS9 2PW

LOT
9**Detached Modern Garden Building with Potential**

A freehold plot of land in Coombe Dingle occupied by a modern detached garden building that was originally constructed for ancillary purposes to a new block of flats fronting Arbutus Drive. The property offers potential to create a self-contained residential dwelling, subject to obtaining the necessary planning consents and also benefits from a tiered garden to the front.

Guide Price: **£120,000+****SOLD PRIOR**

19 High Street, Clifton, Bristol BS8 2YF

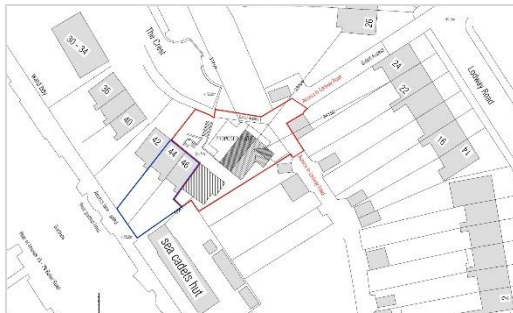
LOT
10**Unique One Bedroom House in a Fantastic Location**

A truly unique opportunity to purchase a one bedroom end terraced 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.

Guide Price: **£235,000+****AVAILABLE**

0117 973 4940

www.maggsandallen.co.uk



Land adj. 46 The Crest, Brislington, Bristol BS4 3JB

Development Site with Planning Granted for 4 Flats

A development site with full planning consent granted for the erection of 4 self-contained flats (2 x 1 beds and 2 x 2 beds) in two separate blocks with allocated parking. The site is situated in an elevated position with stunning panoramic views across the city and provides easy access to Bristol and Bath via the A4 Bath Road.

LOT
11

Guide Price: **£170,000+**

POSTPONED TO JULY



30 Chapel Street, Cam, Dursley GL11 5NU

Three Storey Terraced House for Refurbishment

An attractive mid-terraced three storey house in need of complete refurbishment. The property is arranged to provide an open-plan living/kitchen/dining room on the ground floor with 2 bedrooms and a bathroom on the first floor. In addition there are two large loft rooms on the second floor offering scope to create a 4 bedroom house, subject to consents.

LOT
12

Guide Price: **£120,000+**

SOLD FOR £135,000



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
13

Guide Price: **£360,000+**

WITHDRAWN PRIOR



22 Wellington Hill, Horfield, Bristol BS7 8SR

Substantial Period 4 Bedroom House for Renovation

A substantial end of terrace Victorian 4 bedroom house in need of complete renovation, situated in a popular residential location just off Gloucester Road in Horfield. The property occupies a good-sized corner plot which offers potential to extend and convert the existing house into a number of flats or the house could be refurbished to create a fantastic family house.

LOT
14

Guide Price: **£300,000+**

SOLD FOR £430,000



Garage off Prospect Crescent, Kingswood, Bristol BS15 4SR

Single Lock-up Garage

A single lock-up garage with up and over door situated off Prospect Crescent in Kingswood. The property benefits from a wide access and turning area and would be ideal for parking or secure storage.

LOT
15

Guide Price: **£8,000-£10,000**

SOLD PRIOR

Guide Price: **£250,000+**

32 Sandholme Road, Brislington, Bristol BS4 3RP

Substantial Property with Planning for 2 x 2 Bedroom Flats

A substantial mid-terraced property arranged as two flats in need of complete refurbishment. Full planning consent has been granted for a single storey extension to the rear and a loft conversion in order to create a large 2 bedroom ground floor flat and a generous 2/3 bedroom maisonette over the first and second floors.

SOLD FOR £278,000**LOT
16**Guide Price: **£165,000+**

92 Twenty Acres Road, Brentry, Bristol BS10 6PR

4 Bed Link Detached House - Potential for 5 Bed HMO

A well-presented 4 bedroom link-detached house, situated in a convenient location within close proximity to Southmead Hospital. The property is ideally suited for use as a 5 bedroom HMO (subject to consents) and could generate a rental income in excess of £21,000 per annum on this basis.

SOLD FOR £180,000**LOT
17**Guide Price: **£90,000+**

Building Plot at 1A Green Street, Totterdown, Bristol BS3 4UA

Building Plot - Planning Granted for a Two Storey House

A building plot currently occupied by a single storey garage/workshop unit with full planning consent granted for the erection of a unique, modern 3 bedroom house with courtyard gardens. The site is situated in a highly sought after residential location in Totterdown and is ideal for developers and self-builders.

WITHDRAWN PRIOR**LOT
18**Guide Price: **£395,000+**

3 Worrall Road, Clifton, Bristol BS8 2UF

Mixed-Use Freehold Investment - Cafe & 4 Bed Maisonette

A rare opportunity to acquire a mixed-use freehold investment property, situated in a fantastic position just off Whiteladies Road and comprising a ground and basement level cafe with a 4 bedroom self-contained maisonette above. The property is fully let producing £27,600 per annum with potential to increase to circa £37,000 per annum.

SOLD FOR £471,000**LOT
19**Guide Price: **£235,000+**

4 Waterloo Street, Clifton, Bristol BS8 4BT

Freehold Commercial Investment - 2x Shops & 2x Offices

A freehold commercial investment comprising two ground floor retail units (The Kitchen Man & Rhubarb) with two self-contained office suites on the first floor. The properties are let on 4 separate leases producing a total income of £17,420 per annum (potential to increase) including a ground rent of £50 from the partial first and second floor maisonette that has been sold off on a long leasehold basis.

SOLD PRIOR**LOT
20****0117 973 4940**

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Guide Price: **£375,000+**

9 The Mall, Clifton, Bristol BS8 4DP

Five Storey Freehold Investment - Restaurant & Maisonette

A five storey freehold investment property arranged as a cafe/restaurant over the ground and basement levels with a three storey, two bedroom maisonette above. The property is situated in a fantastic position adjoining 'The Ivy' on The Mall in Clifton Village, where freehold investments rarely become available and is currently let producing £19,750 per annum with potential to increase.

SOLD FOR £400,000

LOT
21



Guide Price: **£425,000+**

60 High Street, Hanham, Bristol BS15 3DR

Commercial Investment - 2x Shops & First Floor Offices

A substantial freehold commercial investment comprising two self-contained shops and a large first floor office, which is fully let producing £38,950 per annum with potential to increase. One shop is let to Ladbrokes Coral and the other as a Cycle Repair Shop, the first floor is let to Mama Bear's Day Nursery as their headquarters.

SOLD FOR £463,000

LOT
22



Guide Price: **£250,000+**

25 Portland Street, Clifton, Bristol BS8 4JB

Commercial Investment - Shop/Art Gallery & Flat Above

A mixed-use investment property arranged as a very well-presented ground floor art gallery with additional basement storage and a self-contained 1 bedroom flat above. The ground floor art gallery is let on a 5 year lease from March 2016 at a rent of £8,500 per annum and the flat is currently vacant. A rare opportunity to purchase a freehold investment property in Clifton Village.

SOLD FOR £345,000

LOT
23



Guide Price: **£250,000+**

3A & 5 Abbotsford Road, Cotham, Bristol BS6 6EZ

Two Storey Retail/Warehouse with Development Potential

A sizeable two storey commercial property (approx. 1,990 sq ft) that is currently trading as an electrical supplies store and is let producing £15,250 per annum on a 10 year lease from June 2015. There is potential to increase the rent at review and the property also offers long-term scope for residential development, subject to obtaining the necessary planning consents and vacant possession.

SOLD FOR £334,000

LOT
24



Guide Price: **£165,000+**

153-155 East Street, Bedminster, Bristol BS3 4EJ

Commercial Investment with Development Potential

A two storey double-fronted commercial investment currently let producing £13,500 per annum (tenant holding over) offering potential for a rent increase or redevelopment, subject to obtaining the necessary consents and vacant possession. The property is situated in a prominent position on East Street in Bedminster backing onto the Robinson Building.

SOLD PRIOR

LOT
25

Guide Price: **£725,000+**

24 Park Street, Bristol BS1 5JA

Freehold Commercial Investment in Central Bristol

A substantial five storey commercial investment, situated in a prime position on Park Street in the city centre. The accommodation comprises a ground floor shop (approx 1,000sqft) with basement storage and 3 floors of offices above. The property is currently let at £46,000pa with potential to increase or redevelop the upper parts (subject to obtaining the necessary consents and vacant possession).

SOLD FOR £750,000**LOT
26**Guide Price: **£225,000+**

162 Whiteladies Road, Clifton, Bristol BS8 2XZ

Commercial Investment in Prime Location

A freehold ground floor commercial investment situated in a prime position at the top of Whiteladies Road, which is let on a 10 year lease from 2015 to Ellis Brigham at £16,000 per annum, subject to a rent review in May 2020. In addition the property includes £60 per year in ground rents from the the 3 flats above that have already been sold off on a long-leasehold basis.

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

97 Eastgate Street, Gloucester GL1 1PN

Fully Let Mixed-Use Investment Producing £16,560pa

A fantastic freehold investment opportunity comprising a ground floor retail unit with a well-proportioned two bedroom flat above. The property is fully let producing £16,800 per annum making this an excellent high-yielding investment opportunity. Situated in a central position in Gloucester within close proximity to Gloucester train station.

SOLD FOR £226,000**LOT
28**Guide Price: **£150,000+**

172 St Johns Lane, Bedminster, Bristol BS3 5AR

2 Storey Commercial Property - Potential for Conversion

A freehold two storey end of terrace property arranged as a ground floor shop of approximately 800sqft with additional first floor ancillary storage of approximately 575sqft. The property offers potential for conversion to residential accommodation subject to obtaining necessary consents. Situated in a predominantly residential position on St Johns Lane in Bedminster.

SOLD FOR £255,000**LOT
29**Guide Price: **£185,000+**

386 Gloucester Road, Horfield, Bristol BS7 8TR

Mixed-Use Investment - Takeaway & 2 Bed Maisonette

A mixed-use investment property comprising a very well-presented ground floor restaurant/takeaway with a two bedroom maisonette in need of refurbishment above. The ground floor is let on a 10 year lease from January 2019 at £10,000 pa and the maisonette is to be sold with vacant possession. A potentially high-yielding investment opportunity in a prominent position on Gloucester Road.

SOLD FOR £246,000**LOT
30**



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.