

Land & Property Auction

25 July 2019

The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol, BS7 9EJ at 7.00pm

AUCTION RESULTS

25 July 2019





71 Jersey Avenue, Brislington, Bristol BS4 4QX

LOT
1

Detached Bungalow for Modernisation on a Large Plot

A detached double-fronted bungalow in need of complete refurbishment, situated in a pleasant residential road in Brislington. The property occupies a generous plot with extensive gardens to the rear offering scope to extend and/or convert the loft space, subject to consents.

Guide Price: **£160,000+**

SOLD FOR £231,000



Land/Garage r/o 13 Northumbria Dr, Henleaze, Bristol BS9 4HL

LOT
2

Parcel of Land (approx. 820sqft) & Large Detached Garage

A rare opportunity to purchase a level parcel of land (approx. 820 sq ft) currently occupied by a larger than average detached garage with a pitched roof. Situated to the rear of the houses on Northumbria Drive in a highly sought after residential location. The land offers potential for a variety of different uses or possibly a residential dwelling, all subject to consents.

Guide Price: **£40,000+**

SOLD PRIOR



Flat 4, 38 High Street, Staple Hill, Bristol BS16 5HW

LOT
3

Large 2 Bedroom Flat for Modernisation

A spacious two bedroom flat in need of modernisation, situated on the second floor of a detached block of purpose built flats and with the added benefit of a single lock-up garage. The property is situated in a prime position fronting Staple Hill high street providing easy access to a wide range of local amenities. An ideal opportunity for owner occupiers and buy to let investors.

Guide Price: **£125,000+**

SOLD FOR £154,000



760-762 Fishponds Road, Fishponds, Bristol BS16 3UD

LOT
4

Former HSBC Bank (approx. 1.890sqft)

An extended former HSBC bank measuring approximately 1,890 sq ft. This ground floor commercial property is in need of refurbishment and offers potential for a variety of different uses (retail, office, restaurant, cafe, bar etc), subject to obtaining the necessary consents. The property is situated in a prime position on Fishponds Road with excellent transport links to the City Centre. A fantastic investment opportunity with a potential rental return of circa £25,000 per annum.

Guide Price: **£180,000+**

POSTPONED TO SEPTEMBER



11A Westland Avenue, Oldland Common, Bristol BS30 9SH

LOT
5

New Detached Property with Parking & Garden

Brand New Detached 2/3 bedroom property situated in a sought after location with off-street parking and private West facing garden. Built to a high quality specification this property would make a lovely home or great buy to let investment.

Guide Price: **£260,000+**

WITHDRAWN PRIOR

Guide Price: **£650,000+**

Lister House, Station Road, Gloucester GL1 1DH

Substantial Freehold Investment - Let Producing £77,100pa

A substantial freehold commercial investment property in the centre of Gloucester, which is fully-let producing approximately £77,100 per annum. The property is arranged to provide two retail units on the ground floor and a dental practice over the partial first and second floors.

SOLD FOR £651,000LOT
6Guide Price: **£105,000+**

GFF, 41 Carlyle Road, Greenbank, Bristol, BS5 6HQ

Ground Floor Flat with Planning to Create 2 Bedrooms

A ground floor one bedroom flat in need of modernisation with the added benefit of a large garage to the rear. The property benefits from a courtyard garden and full planning consent has been granted for the conversion of the existing garage and internal alterations to create a larger 2 bedroom flat. Situated on a popular street in Greenbank, easy access is provided to the city centre and M32.

SOLD FOR £143,000LOT
7Guide 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.

SOLD PRIORLOT
8Guide Price: **£325,000+**

74-78 Southgate Street, Gloucester GL1 2DX

3x Grade II Listed Properties - Potential for Development

Investment/Potential Development comprising 3x substantial three storey Grade II listed properties with additional rear annexe (in total approximately 5,500sqft). The ground floor provides three shops (a micropub, nail salon and tailors) let at a total rent of £31,800pa. The upper parts and annexe are vacant and offer potential for redevelopment subject to obtaining all necessary consents.

POSTPONED TO SEPTEMBERLOT
9Guide Price: **£165,000+**

129A Beaufort Road, St George, Bristol BS5 8EZ

4 Bedroom Maisonette - Let Producing £23,040pa

A substantial 4 bedroom maisonette (approx. 1,111 sq ft) arranged over the first and second floors of a period end of terrace property. The property is let to 4 sharers producing a total income of £23,040 per annum (incl bills) making this a fantastic high-yielding investment. The property also benefits from a roof terrace to the rear and easy access to a wide range of local amenities on Church Road.

SOLD FOR £175,000LOT
10



11 Sir John's Lane, Eastville, Bristol BS5 6TX

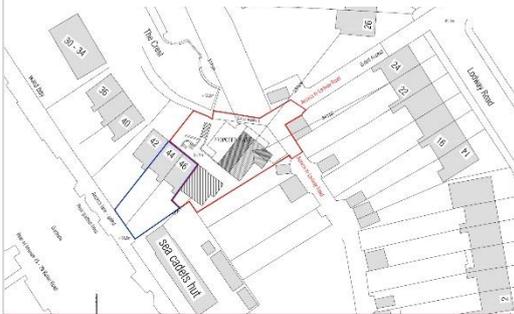
Substantial Semi-Detached HMO

Substantial semi-detached house that has previously been operating as a 5 bedroom licensed HMO (previous rental income of £25,800pa) and is now offered for sale with vacant possession. The property would be ideally suited for continued use as an HMO but also offers potential to create a fantastic family house or for conversion into flats, subject to consents.

LOT
11

Guide Price: **£285,000+**

SOLD FOR £290,000



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
12

Guide Price: **£160,000+**

WITHDRAWN PRIOR



24-26 Bedminster Road, Bedminster, Bristol BS3 5PD

Double Fronted Shop with 4 Bedroom Maisonette

A double fronted mixed-use property of approximately 2,780sqft comprising a large ground floor shop with an additional 4 bedroom maisonette above and behind. The property is offered for sale with vacant possession and offers potential for redevelopment to create additional dwellings, subject to obtaining the necessary planning consents.

LOT
14

Guide Price: **£275,000+**

SOLD FOR £403,000

COMING SOON

LOT
15



2A Donegal Road, Knowle, Bristol, BS4 1PL

Modern 2 Bedroom House - Fantastic Buy-to-Let

A modern two bedroom end of terrace house benefiting from off-street parking to the front and an enclosed garden to the rear. The property is currently let producing £700 per calendar month (£8,400 per annum) and would make an excellent rental investment.

LOT
16

Guide Price: **£140,000+**

POSTPONED TO SEPTEMBER



157 Okebourne Road, Brentry, Bristol BS10 6QX

LOT
17**3 Bedroom House for Modernisation**

A 3 bedroom semi-detached house in need of modernisation, situated in a pleasant residential location in Brentry. The property benefits from a driveway providing off-street parking for several vehicles and a good-sized garden to the rear. There is scope to convert the loft and/or extend to the rear, subject to obtaining the necessary consents.

Guide Price: **£215,000+****WITHDRAWN**

31 Stuart Street, Redfield, Bristol, BS5 9QG

LOT
18**Two Bedroom Terraced House for Refurbishment**

A mid-terraced 2 bedroom house in need of refurbishment, situated in a sought after residential location in Redfield. The property benefits from an enclosed garden to the rear and provides easy access to a wide range of local amenities on Church Road. A fantastic opportunity for developers, investors and private buyers.

Guide Price: **£180,000+****SOLD FOR £197,000****Frequently Asked Questions**
Can I 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.

How do I pay the deposit?

For the 10% Deposit and Buyer's Premium, payment is accepted by banker's draft, personal cheque and debit card. Please note that some solicitors acting for the seller will insist upon a banker's draft. Deposit payments by cash are NOT accepted.

Can I make 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.

Should I have a survey?

We strongly advise you to have a structural survey prior to the sale by a suitably qualified person. Access can be arranged for surveys and mortgage valuations outside of the set viewing times.

Do I have to pay a Buyers Premium?

You will be required to pay a Buyers Premium of £1,000 plus VAT (£1,200 inc VAT) on exchange of contracts. Cheques should be made payable to Maggs & Allen.

0117 973 4940

www.maggsandallen.co.uk



ATTENTION LANDLORDS

Self-managing does come with its stresses and moments of uncertainty....

Maggs & Allen are here to guide you through it.

Keeping you on the right side of both your tenants and more importantly, the LAW!

Call us now to speak to one of our ARLA qualified members of staff to discuss our comprehensive management services.

We will advise you on everything from the latest legislation to achieving the best rental income from your property.

Should you instruct us before 1st August 2019 we will offer you ***3 MONTHS free management.**

Call now on **0117 949 9000** to arrange a no obligation meeting.

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+
allen

**based on a 12-month tenancy to start before 30th September 2019*

Bristol's Leading Property Auctioneers

NOW TAKING ENTRIES FOR 26th September 2019 AUCTION



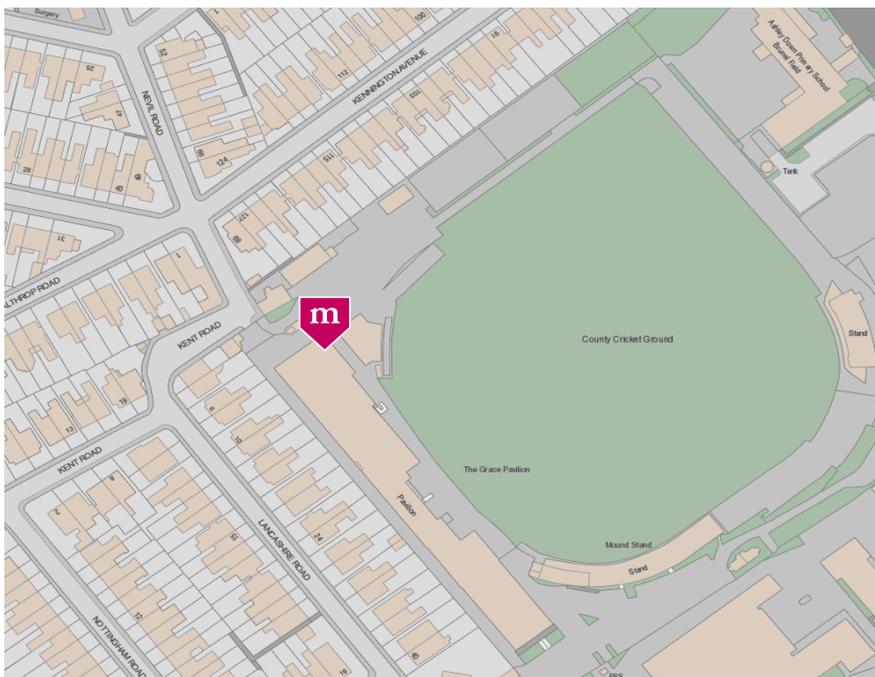
Suitable Auction Properties include:

- 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 Thursday 25 July 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.