

Land & Property Auction

26 September 2019 | 7.00pm

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

AUCTION RESULTS

26 September 2019





22 Cossham Street, St George, Bristol BS5 8DL

LOT
1

Attractive Terraced Victorian House for Refurbishment

An attractive double-bayed Victorian terraced house in need of refurbishment, situated in a popular residential location in St George. The property comprises two reception rooms and a kitchen on the ground floor with two double bedrooms and a bathroom on the first floor. A wide range of local amenities are available on Church Road and excellent transport links are provided to the city centre.

Guide Price: **£215,000+**

POSTPONED TO NOVEMBER



236 Newbridge Road, Bath BA1 3LG

LOT
2

Substantial Mixed-Use Investment - Let at £24,000PA

A substantial period end-terraced property arranged as a ground floor working garage with front forecourt and rear yard with a 5-bed maisonette above and behind. The property is fully let producing £24,000pa and may offer long-term development potential, subject to obtaining the necessary planning consents and vacant possession. Situated in a prominent position on the A4 Bath Road.

Guide Price: **£275,000+**

SOLD FOR £400,000



Land adj. 24 Dursley Road, Shirehampton, Bristol BS11 9XB

LOT
3

Building Plot - Planning for a 3-Bed Detached House

A level building plot with full planning consent granted for the erection of a 3 bedroom detached house with off-street parking and gardens. The site is situated in a quiet residential location in Shirehampton with easy access provided to the city centre and the motorway network via the A4 Portway. An ideal opportunity for builders, developers and self-builders.

Guide Price: **£95,000+**

WITHDRAWN PRIOR



177 Glenfrome Road, Eastville, Bristol BS5 6XF

LOT
4

Semi-Detached House for Refurbishment

A extended 3 bedroom semi-detached house situated in a popular and convenient location in Eastville. The property is in need of refurbishment throughout and benefits from a detached larger than average garage and a good-sized garden with rear and side access via a vehicular lane. A fantastic opportunity for investors, builders and private buyers.

Guide Price: **£220,000+**

SOLD PRIOR



Garage 5 Kensington Road, Redland, Bristol BS6 6NX

LOT
5

Double Garage in a Prime Location in Redland

A rare opportunity to purchase a double garage, situated in a highly sought after residential location within close proximity to Redland train station. The property benefits from two up and over doors and a brand new roof and timber door frame surrounds. In an area where parking and storage is at a premium, this is an opportunity not to be missed.

Guide Price: **£30,000-£40,000**

SOLD FOR £55,000

Guide 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 in St George. 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.

LOT
6**SOLD PRIOR**Guide Price: **£180,000+**

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

Former Ground Floor Bank with Potential

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, subject to obtaining the necessary consents. Situated in a prime position on Fishponds Road with excellent transport links to the City Centre. A fantastic investment with a potential rental return of circa £25,000 per annum.

LOT
7**WITHDRAWN PRIOR**Guide Price: **£260,000+**

119 Kellaway Avenue, Westbury Park, Bristol BS6 7YF

3 Bedroom Terraced House with Cellar for Updating

A 3 bedroom mid-terraced house, situated in a popular and convenient location on the borders of Westbury Park and Golden Hill. The property is in need of modernisation and benefits from two reception rooms, a converted loft and a cellar which is accessed via stairs from the dining room. A fantastic opportunity for investors, builders and private buyers looking for a family home in this location.

LOT
8**SOLD FOR £270,000**Guide Price: **£450,000+**

38 Ambra Vale East, Cliftonwood, Bristol BS8 4RE

Three Storey Period Townhouse for Refurbishment

A 3 storey Victorian townhouse in need of complete refurbishment, situated in a fantastic position in Cliftonwood which provides easy access to Clifton Village and Bristol's Harbourside. The property benefits from a delightful south-facing rear garden and stunning panoramic views. The property offers flexible living accommodation and a superb opportunity to create a fine family house.

LOT
9**SOLD FOR £450,000**Guide Price: **£150,000+**

8 The Street, Radstock BA3 3PL

Freehold Commercial & Ground Rent Investment

A fully let commercial investment comprising 3 ground floor retail units which are currently let producing a total income of £17,040 per annum. The shops are let on an effectively Full Repairing and Insuring basis (via a service charge) making this a fantastic investment opportunity.

LOT
10**AVAILABLE**

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Guide Price: **£125,000+**

8A Regent Street, Kingswood, Bristol BS15

Spacious 3 Bedroom Maisonette - Let Producing £9,240PA

A spacious 3 bedroom maisonette (approx. 964 sq ft) arranged over the first and second floors of this end terraced period building in a convenient location in Kingswood. The property is currently let producing £9,240 per annum and would make a fantastic buy to let investment. A wide range of local amenities are on the doorstep and excellent transport links are provided to the city centre.

AVAILABLE

LOT
11



Guide Price: **£140,000+**

2A Donegal Road, Knowle, Bristol BS4 1PL

Modern 2 Bedroom House - Fantastic Rental Investment

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.

WITHDRAWN PRIOR

LOT
12



Guide Price: **£450,000+**

4 & 5 Apex Court, Almondsbury, Bristol BS32 4JT

Detached Office Building - Fully Let Producing £48,566PA

A modern office development (approx 4,811sq ft net internal area) arranged over 3 storeys benefiting from off street parking for 14 cars. The building is fully-let producing a gross rent of £48,566.00 per annum plus service charge. A fantastic high-yielding investment property with excellent transport links provided via the M4, M5, & M32 Motorways and the nearby A38.

AVAILABLE

LOT
14



Guide Price: **£175,000+**

Development Site, Libby's Drive, Stroud GL5 1RN

Planning Granted for 3 x Four Storey Houses

A development site measuring approximately 0.17 acres with full planning consent granted for the erection of three, 4 storey houses with parking and gardens (1 x 4-bedroom detached house and 2 x 3-bedroom semi-detached houses). The site comes with detailed construction drawings and soil surveys making this an excellent opportunity for builders and developers.

AVAILABLE

LOT
15



Guide Price: **£200,000+**

105 Alma Road, Kingswood, Bristol BS15 4EG

3 Bedroom House on a Large Plot with Potential

A 3 bedroom end-terraced house in need of modernisation occupying a substantial plot with side and rear access which offers potential for further development, subject to obtaining the necessary planning consents. The property is situated in a convenient location in Kingswood within close proximity to a range of local amenities. A fantastic opportunity for builders and developers.

SOLD FOR £203,000

LOT
16

Guide Price: **£550,000+**

Abbey Grange, 61 South Road, Weston Super Mare BS23 2LT

Detached Former Care Home - Potential for Conversion

A substantial detached former care home of approximately 12,554 sq ft, situated in an elevated position with stunning views across the seafront. Occupying a site of circa 0.5 acres, the property offers potential for conversion to provide a scheme of large residential apartments, subject to obtaining the necessary consents.

SOLD FOR £640,000**LOT
17**Guide Price: **£175,000+**

364 Lodge Causeway, Fishponds, Bristol BS16 3PP

Three Bedroom Semi-Detached House for Modernisation

A 3 bedroom semi-detached house in need of modernisation, situated in a convenient location in Fishponds. The property benefits from a driveway providing off-street parking and an enclosed garden to the rear. A fantastic opportunity for developers, investors and private buyers alike.

SOLD FOR £224,000**LOT
18**Guide Price: **£125,000+**

124 Church Road, Redfield, Bristol BS5 9HH

Two Storey Commercial Property with Potential

A mid-terraced freehold commercial property arranged as a ground floor shop with ancillary accommodation above. The property is situated in a prominent position on Church Road in Redfield and offers potential for the conversion of the first floor into residential accommodation, subject to consents.

SOLD FOR £140,000**LOT
19****COMING SOON****LOT
20**Guide Price: **£135,000+**

Land Lying to the South West of Willsbridge Hill, Willsbridge, Bristol BS30 6EU

15.3 Acre Parcel of Pasture/Agricultural Lane

A freehold parcel of land measuring approximately 15.3 acres, situated in a pleasant and convenient location in Willsbridge between Bristol and Bath. The partially sloping land provides a pasture field, ideal for equestrian or other leisure uses, subject to consents.

AVAILABLE**LOT
21****0117 973 4940**www.maggsandallen.co.uk



Guide Price: **£50,000+**

Land/Garages rear of 159 Wells Road, Knowle, Bristol BS4 2BU

Land & Garages with Scope for Redevelopment

A parcel of land measuring approximately 804 sq ft that is currently occupied by two lock-up garages with an enclosed garden area above. The site is situated in a highly sought after residential location and offers potential for redevelopment, subject to obtaining the necessary planning consents.

SOLD FOR £55,000

LOT
22



Guide Price: **£150,000+**

49 Bannerman Road, Easton, Bristol BS5

Two Bedroom Terraced House for Refurbishment

A mid-terraced period two bedroom house in need of refurbishment, situated in a popular residential location in Easton. The property benefits from a courtyard garden to the rear and offers excellent scope to add value. Easy access is provided to the city centre and M32 as well as a range of local amenities on Stapleton Road.

SOLD FOR £197,000

LOT
23



Guide Price: **£100,000-£125,000**

Land adj. 35 Headley Land, Headley Park, Bristol BS13 7QL

Building Plot-Planning Granted for a 3 Bed Detached House

An opportunity to purchase a residential building plot with full planning consent granted for the erection of a detached 3 bedroom house with garage, parking and gardens. The site is situated in a popular residential location and benefits from far reaching views to the rear. An ideal prospect for builders, developers and self-builders.

SOLD FOR £154,000

LOT
24



Guide Price: **£225,000+**

366 Gloucester Road, Horfield, Bristol BS7 8TP

Mixed-Use Investment Property in Prime Location

Mixed-use property arranged as a fully fitted ground floor takeaway with 2 bed self contained flat above. The takeaway is offered for sale with vacant possession and the flat is current let at £750pcm. The property is situated close to the Tinto Lounge and The Royal Oak within close proximity of the junction with Ashley Down Road.

WITHDRAWN PRIOR

LOT
25



Guide Price: **£95,000+**

163A Rodway Road, Patchway, Bristol BS34 5EB

Two Bedroom First Floor Flat for Refurbishment

Spacious first floor two bedroom flat in need of complete refurbishment. The property benefits from its own private entrance and a good-sized garden to the rear. Situated in a convenient location in Patchway, easy access is provided to the M4/M5/ Motorway and also the city centre via the nearby A38 (Gloucester Road). An excellent opportunity for builders, investors and developers.

SOLD FOR £126,000

LOT
26

Guide Price: **£285,000+**

11 Sir Johns 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.

SOLD PRIOR**LOT
27**Guide Price: **£140,000+**

The Old Workshop, Stephen Street, Redfield, Bristol BS5 9DY

A Unique 2 Storey Live/Work Unit in a Fantastic Location

A truly unique live/work unit comprising a ground floor workshop/office with very well-presented two bedroom living accommodation above. The property is situated in a sought after residential location in Redfield and benefits from two roof terraces, a bright and airy open-plan living/kitchen/dining room with vaulted ceiling and a cellar.

SOLD FOR £213,000**LOT
28**Guide Price: **£250,000+**

Bungalow r/o 92-94 Forest Road, Kingswood, Bristol BS15 8EH

Newly Constructed Detached Bungalow

A newly constructed detached 2 bedroom bungalow with off-street parking and gardens, situated in a pleasant residential location on the borders of Kingswood and Hanham. The property is nearly completed and now requires finishing works including the installation of the kitchen, flooring and external landscaping. This spacious bungalow benefits from a large open-plan kitchen/dining/living room and a modern fully-tiled bathroom and was previously marketed at £350,000.

POSTPONED PRIOR**LOT
29**Guide Price: **£295,000+**

74, 76 & 78 Southgate Street, Gloucester GL1 2DX

3x Grade II Listed Properties Partially Tenanted Offering Potential for Redevelopment

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.

AVAILABLE**LOT
30**Guide Price: **£475,000+**

25 Broncksea Road, Filton Park, Bristol BS7 0SE

Development Opportunity - Planning for Flat Conversion

A substantial semi-detached house in need of complete renovation, situated in a sought after location in Filton Park. The property benefits from full planning consent for conversion into 3 large self-contained flats (2 x 2-Bed Flats and 1 x 1-Bed Flat). There is also scope for conversion into a 9 or 10 bedroom HMO, subject to obtaining the necessary planning consents.

POSTPONED TO NOVEMBER**LOT
31**

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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.