

## Land & Property Auction

26 November 2019 | 7.00pm

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

# AUCTION RESULTS

26 November 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+**

**SOLD FOR £268,000**



Workshop/Garage on Runswick Road, Brislington, BS4 3HX

LOT  
2

**Workshop/Garage with Development Potential**

A ground floor workshop/garage with first floor ancillary accommodation measuring approximately 954 sq ft, situated in a popular residential location in Brislington. The property offers potential for residential conversion or various commercial uses, subject to obtaining the necessary planning consents.

Guide Price: **£60,000-£70,000**

**SOLD FOR £90,000**



17 Midland Road, Old Market, Bristol BS2 0JR

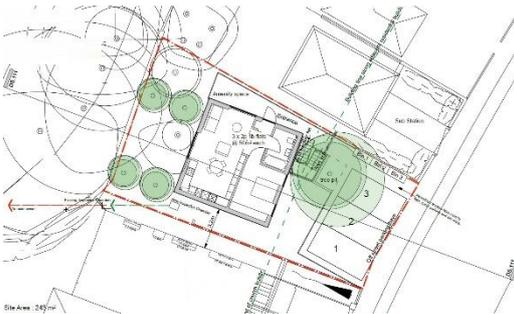
LOT  
3

**3 Storey Commercial Property with Development Potential**

A mid-terraced freehold commercial property arranged over three floors with additional basement. An excellent opportunity for continued commercial use, conversion into flats or a mixed-use development, subject to consents. The property is to be sold with vacant possession and is in need of refurbishment throughout. Ideally suited to builders, investors and developers.

Guide Price: **£260,000+**

**SOLD PRIOR**



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

LOT  
4

**Development Opportunity - Planning Granted**

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 to create an exclusive development of apartments.

Guide Price: **£90,000+**

**SOLD PRIOR**



25 Broncksea Road, Filton Park, Bristol BS7 0SE

LOT  
5

**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.

Guide Price: **£475,000+**

**AVAILABLE**

Guide Price: **£125,000+****SOLD PRIOR**LOT  
6

8A Regent Street, Kingswood, Bristol BS15 8JS

**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.

Guide Price: **£180,000+****SOLD FOR £191,000**LOT  
7

53 Grange Road, Bishopsworth, Bristol BS13 8LE

**Three Bedroom Mid-Terraced House for Modernisation**

A three bedroom mid-terraced house in need of modernisation, situated in a popular residential location in Bishopsworth. The property benefits from a rear garden measuring over 100 ft and a front garden offering scope to create off-street parking, subject to consents. A fantastic opportunity for developers, investors and private buyers to create a fine family house.

Guide Price: **£45,000-£55,000****SOLD PRIOR**LOT  
8

Land adj. 14 Queens Road, Cadbury Heath, Bristol BS30 8EF

**Plot with Planning Granted for a Link-Detached House**

A level building plot measuring approximately 284 sq m with full planning consent granted for the erection of a 2 bedroom link-detached house with additional study, parking and gardens. An excellent opportunity for builders and developers.

Guide Price: **£135,000+****AVAILABLE**LOT  
9

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.

Guide Price: **£85,000+****SOLD FOR £119,000**LOT  
10

20 Burnell Drive, St Pauls, Bristol BS2 9JU

**Spacious 3 Bedroom Maisonette in a Central Location**

A substantial 3 bedroom maisonette arranged over the first and second floors of a purpose built block of flats in St Pauls. The property is situated in a central location with easy access provided to the City Centre, Cabot Circus and the M32. A fantastic buy to let investment.



Guide Price: **£350,000+**

Holmlea, Badminton Road, Chipping Sodbury BS37 6LH

**Detached House on Large Plot with Development Potential**

An attractive, double-fronted detached 3 bedroom house in need of modernisation occupying a substantial plot of approximately 0.28 acres. The property offers scope to extend or potentially for additional dwellings /redevelopment of the whole site, subject to consents.

**SOLD PRIOR**

LOT  
11



Guide Price: **£140,000+**

1 Church Street, Highbridge TA9 3AE

**Freehold Development Opportunity - Planning Granted**

A substantial freehold corner property situated in in the centre of Highbridge. The existing accommodation comprises a ground floor retail unit with additional office space at first floor level and to the rear of the retail units. Full planning consent has been granted for the conversion of the first floor offices into 4 one-bedroom flats. A fantastic opportunity for developers and investors.

**AVAILABLE**

LOT  
12



Guide Price: **£425,000+**

Ivory Hill Farm, Park Lane, Kendleshire BS36 1AS

**Grade II Listed Farmhouse on a 3.6 Acre Plot**

An exciting refurbishment/development opportunity comprising an attractive Grade II listed farmhouse with annexe, various barns/outbuildings and two paddocks, occupying a site of approximately 3.6 acres. The property is in need of complete refurbishment and is situated on the northern fringes of Bristol, within close proximity to Winterbourne and Frampton Cottrell. A fantastic opportunity for developers and owner occupiers alike.

**SOLD FOR £695,000**

LOT  
14



Guide Price: **£100,000+**

46C Bishopthorpe Road, Horfield, Bristol BS10 5AD

**Refurbished One Bedroom Flat - Ideal Buy to Let**

A recently refurbished one-bedroom ground floor flat, situated in a highly convenient location just off Wellington Hill West. The property has been refurbished to a high standard and offers excellent rental potential (£750 pcm) with major employers nearby including Southmead Hospital, Airbus, the MOD.

**SOLD PRIOR**

LOT  
15



Guide Price: **£295,000+**

47A High Street, Staple Hill, Bristol BS16 5HD

**Substantial Renovated Victorian House with Potential**

An attractive and substantial semi-detached Victorian property with large driveway, situated in a convenient location in Staple Hill. The property has recently undergone a complete refurbishment and is ideally suited to private buyers or investors as there is scope to convert to a 5/6 bedroom HMO, subject to consents. A wide range of local amenities are available on Staple Hill High Street and excellent transport links are provided to the city centre.

**SOLD PRIOR**

LOT  
16



Land & Moorings adj. to The Old Lock & Weir, Ferry Road, Hanham Mills, Bristol BS15 3NT

LOT  
17

**Land & Moorings in a Picturesque Setting on the River Avon**

A parcel of land and jetty situated adjacent to The Old Lock & Weir Public House in an idyllic location fronting the River Avon in Hanham Mills. The land offers potential for a variety of different uses, subject to consents. A rare opportunity for local residents and speculative investors/developers.

Guide Price: £20,000-£30,000

**POSTPONED PRIOR**



2 Witchell Road, Redfield, Bristol BS5 9LF

LOT  
18

**End-Terraced House for Refurbishment**

A two bedroom end of terrace house with upstairs bathroom in need of complete refurbishment. The property is situated in a highly sought after residential location in Redfield, within close proximity to a wide range of local amenities on Church Road. A fantastic opportunity for builders, developers and investors.

Guide Price: £165,000+

**SOLD FOR £180,000**



Wentwood Nurseries, Ram Hill, Coalpit Heath, Bristol BS36 2TZ

LOT  
19

**1.75 Acre Parcel of Semi-Rural Land**

An opportunity to purchase a freehold parcel of land measuring approximately 1.75 acres, situated in a semi-rural location in Coalpit Heath. The land was previously used as a market garden and as such, contains 3 large greenhouses, a mobile home unit and a brick agricultural storage building. The site offers a variety of uses, subject to consents.

Guide Price: £125,000+

**SOLD FOR £215,000**



17 Hanham Road, Kingswood, Bristol BS15 8PR

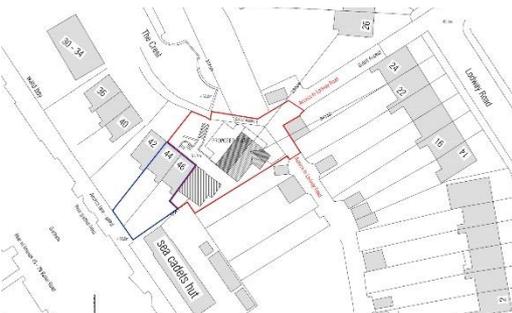
LOT  
20

**Residential Investment Property - Block of 4 Flats**

A freehold investment opportunity comprising a mid-terraced property arranged as 4 self-contained flats (3 x 1 bedroom flats and 1 x 2 bedroom flat), situated in a convenient location in Kingswood. The property is offered for sale with 3 of the flats being vacant and the remaining flat occupied on an AST. Potential rental income of circa £31,000 per annum when fully occupied.

Guide Price: £330,000+

**SOLD PRIOR**



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

LOT  
21

**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.

Guide Price: £135,000+

**AVAILABLE**

## Buying at Auction...it couldn't be simpler



### Frequently Asked Questions

#### **How do I arrange a viewing of an auction property?**

Viewing arrangements for each lot are available within this catalogue. Where viewings are stated at a set time, please arrive promptly as our representatives will not be able to stay longer than the allotted times.

#### **What is a Legal Pack?**

Legal documents for each property including Special Conditions of Sale and any other relevant information are available online before the auction at [www.maggsandallen.co.uk](http://www.maggsandallen.co.uk). Hard copies of the legal packs will be available for inspection at our Clifton office. We strongly advise that you instruct a solicitor to review the legal pack before bidding.

#### **Can I make offers prior to the 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.

#### **How do I pay the deposit?**

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

#### **Do I have to pay a Buyer's Premium?**

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

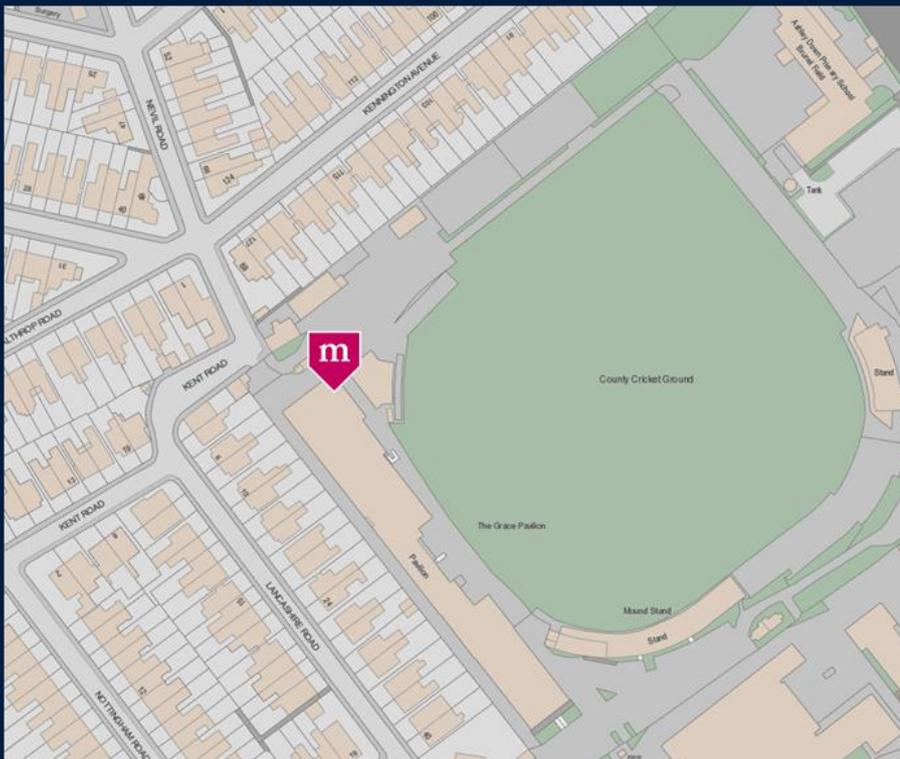
#### **Can I leave a proxy bid?**

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.

## Auction Venue

Auction to be held on **26 November 2019** at 7.00pm

# maggs + allen



### 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.

## Auctioneer's Note

**Anna Maggs** MNAEA MNAVA



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Welcome to our 26th November 2019 auction catalogue, which includes a fantastic selection of properties and land to go under the hammer.

The catalogue includes a wide range of opportunities including houses and flats in need of refurbishment, land and building plots, commercial investments and garages.

We would like to thank all our clients for their instructions that are featured in the catalogue. With an eclectic mix of opportunities on offer, this is one auction not to be missed.

We hope you can join us for Bristol's premier property event and look forward to seeing you on 26th November. Our Lettings & Estate Agency staff will be on hand to discuss the potential resale/rental values of the lots on offer and we hope you can join us for a drink in the bar afterwards!

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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.