

Land & Property Auction

24 February 2020 | 7.00pm

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



AUCTION RESULTS

24 February 2020



20 Queens Road, Bishopsworth, Bristol BS13 8LB

Substantial Detached Former Care Home with Potential

A substantial and extended 8-bedroom former care home occupying a good-sized corner plot in Bishopsworth. The property offers huge potential for a variety of different uses including conversion into an HMO, redevelopment of the whole site or conversion back to a substantial single dwelling, all subject to obtaining the necessary planning consents. Ideally suited to builders, developers and investors.

LOT
1

Guide Price: £200,000-£225,000

SOLD FOR £305,000



70 Vicarage Road, Redfield, Bristol BS5 9AF

Two Bedroom Terraced House for Modernisation

An attractive double-bayed Victorian terraced house in need of some updating, situated in a popular residential location in Redfield. The property comprises a lounge, dining room and kitchen on the ground floor with two double bedrooms and a large family bathroom on the first floor.

LOT
2

Guide Price: £200,000+

SOLD FOR £218,000



Garage rear of 1 West View, Mangotsfield, Bristol BS16 9DU

Single Lock-Up Garage

A single lock-up garage with up and over door situated in a predominantly residential location in Mangotsfield. The property would be ideal for parking and/or secure storage.

LOT
3

Guide Price: £7,000+

SOLD FOR £8,000



Land adj. 12 Giffords Place, Bishopsworth, Bristol BS13 7GP

Building Plot - Planning Granted for Detached House

A level parcel of land with full planning consent granted for the erection of a 3-bedroom detached house with gardens and parking. The site is situated at the head of a residential cul de sac in Bishopsworth in south Bristol and would be ideally suited to builders, developers and self-builders.

LOT
4

Guide Price: £90,000+

SOLD FOR £121,000



32 West Street, Bedminster, Bristol BS3 3LH

Substantial Corner Property with Development Potential

A substantial end terraced mixed-use property comprising a ground floor former shop/office with a large self-contained 2/3 bedroom maisonette above and behind. To the rear of the property is an additional single storey workshop/garage fronting Hebron Road. The property and rear workshop offer potential for redevelopment; either into flats, a house or HMO, subject to consents.

LOT
5

Guide Price: £250,000+

SOLD FOR £293,000

Guide Price: **£200,000+**

21 Woodside Road, Coalpit Heath, Bristol BS36 2QR

Three Bedroom Semi-Detached House for Modernisation

A 3 bedroom semi-detached house in need of refurbishment, situated in a quiet residential location in Coalpit Heath. The property benefits from a substantial driveway, front and rear gardens plus a large garage/workshop. An ideal opportunity for developers, investors and private buyers.

SOLD FOR £259,000LOT
6Guide Price: **£100,000+**

221A Oaktree Crescent, Bradley Stoke, Bristol BS32 9AQ

Well-Presented One Bedroom Flat with Parking

A well-presented first floor one bedroom flat, situated in a convenient location within close proximity to Aztec West business park and the M5 motorway. The property benefits from an allocated parking space and a boarded loft space, which provides additional storage. A fantastic buy to let investment opportunity with a potential rental income in the region of £695pcm (£8,340pa).

POSTPONED TO APRIL AUCTIONLOT
7Guide Price: **£350,000+**

160 Gloucester Road, Bishopston, Bristol BS7 8NT

Potential Development Opportunity in Prime Location

A rare opportunity to purchase an attractive three storey building, situated in a prominent position on Gloucester Road in Bishopston. The property is currently arranged to provide office/studio space and benefits from a sizeable parcel of land to the rear. The existing property offers scope for conversion into two large apartments and the rear land provides further development potential, subject to consents.

SOLD FOR £422,000LOT
8Guide Price: **£180,000+**

18 Church Road, Bedminster, Bristol BS3 4NF

End-Terraced Two Bedroom House for Refurbishment

A period end-terraced 2 bedroom house in need of refurbishment throughout. The property is situated in a highly sought after location in Bedminster within walking distance to a wide range of amenities on East Street and North Street. There is excellent scope to add value and potential to extend at the rear.

SOLD FOR £231,000LOT
9Guide Price: **£150,000+**

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

Former Ground Floor Bank with Potential

An extended former HSBC bank of approximately 1,890 sq ft. This ground floor commercial property has been stripped out to provide a vacant shell and offers potential for a variety of different uses (retail, office, restaurant, cafe, etc), subject to 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 £20,000 per annum.

SOLD PRIORLOT
10



19 Beaumont Street, Easton, Bristol BS5 0TD

Three Bedroom Mid-Terraced House for Refurbishment

An attractive mid-terraced, 3 bedroom period house in need of complete refurbishment, situated in a central and convenient location in Easton within a mile of Bristol city centre. There is a good-sized garden to the rear with scope for a side return extension, subject to consents.

Guide Price: **£185,000+**

SOLD FOR £218,000

LOT
11



302 & 304 Lodge Causeway, Fishponds, Bristol BS16 3RD

Substantial Mixed-Use Investment - 2 Shops & 2 Flats

A substantial mixed-use investment opportunity comprising 2 separate ground floor retail units and 2 self-contained first floor 1-bedroom flats. The property is fully let producing £24,840pa although we consider there is potential to increase the rents to circa £30,000pa. In addition the property may offer potential for further development, subject to obtaining the necessary consents.

Guide Price: **£250,000+**

SOLD PRIOR

LOT
12



15 Tibbott Walk, Stockwood, Bristol BS14 8DR

Two Bedroom Semi-Detached House with Garage

A semi-detached 2-bedroom house, situated at the head of a quiet residential cul de sac in Stockwood. The property has been rented in recent years and would now benefit from some cosmetic updating. Further benefits include a single lock-up garage, off-street parking and a tiered garden to the rear with side access. A fantastic opportunity for first time buyers and investors.

Guide Price: **£150,000+**

SOLD FOR £169,000

LOT
14



23 Southville Place, Southville, Bristol BS3 1AW

Development Opportunity - Planning for 2 Bed Dwelling

A rare opportunity to purchase a former builder's store/workshop with full planning consent granted to create a unique and spacious 2 bedroom dwelling arranged over three storeys. The property is situated in a highly sought after residential location, within close proximity to the city centre. An ideal opportunity for developers and self-builders.

Guide Price: **£135,000+**

SOLD FOR £170,000

LOT
15



Flat 1, 25-27 Denmark Street, Bristol BS1 5DQ

One Double Bedroom Apartment in Bristol City Centre

A well-presented one double bedroom apartment located on Denmark Street in the centre of Bristol, just a short walk from the bars, restaurants and amenities on the Harbourside and nearby Park Street. The interior is bright and spacious, benefiting from a modern open-plan kitchen/living room, bathroom and a good size double bedroom with built in wardrobe. The property is ideally suited to those working in the city centre or as an investment opportunity.

Guide Price: **£140,000+**

SOLD FOR £167,000

LOT
16

Guide Price: **£90,000+****SOLD PRIOR**

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.

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

31 Belmont Drive, Stoke Gifford, Bristol BS34 5S

Terraced One Bedroom House for Modernisation

A one bedroom mid-terraced house in need of modernisation, situated in a convenient residential location in Stoke Gifford providing excellent access to local amenities, Bristol Parkway train station and the motorway networks. The property benefits from ample living space and a garden to the rear with rear-access. A fantastic rental investment or first time buy.

**LOT
18**Guide Price: **£220,000+****SOLD PRIOR**

3 Chester Street, Easton, Bristol BS5 6HZ

Mid-Terraced Three Storey House for Updating

A three storey mid-terraced house in need of modernisation and arranged to provide 3 bedrooms and 2 reception rooms. Located in a quiet residential street in Easton, the property offers easy access to Bristol City Centre and the nearby M32 motorway along with the range of local amenities that can be found on Stapleton Road and St Marks Road. An ideal opportunity for private buyers, builders and investors.

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

1 Church Street, Highbridge TA9 3AE

Freehold Development Opportunity - Planning Granted

A substantial freehold corner property situated 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.

**LOT
20**Guide Price: **£500,000+****SOLD FOR £655,000**

74 & 76 Poplar Road, Warmley, Bristol BS30 5JS

Pair of Semi-Detached Cottages on a Large Plot

A fantastic opportunity to purchase a pair of semi-detached period cottages (1 x 4-bedroom and 1 x 2-bedroom) with various outbuildings/garages, occupying a substantial plot of approximately 0.43 acres. The existing properties are in need of complete renovation or could potentially be demolished to facilitate a full redevelopment of the site to provide a number of houses, subject to consents.

**LOT
21**



Barnacre, Severn Road, Hallen, Bristol BS10 7SB

Substantial Detached 6 Bedroom Residence

A substantial 6 bedroom detached property occupying a generous plot of approximately 0.63 acres. The property benefits from an electric gated entrance, a heated indoor swimming pool and a large driveway providing off-street parking for several vehicles. The accommodation is presented in excellent decorative order and includes a stunning 34 ft living room with wood burning fireplace.

Guide Price: **£675,000+**

SOLD PRIOR

LOT
22



169-171 Fishponds Road, Eastville, Bristol BS5 6PR

Substantial Investment / Development Opportunity

A substantial mixed-use investment property comprising a double retail unit with extensive workshops to the rear and two self-contained maisonettes above (1 x 1-bedroom and 1 x 2-bedroom). The property offers potential for complete redevelopment, subject to consents and is situated in a convenient location with easy access provided to the M32 and city centre.

Guide Price: **£220,000+**

SOLD FOR £361,000

LOT
23



Land at Pilning Train Station Station Road, Bristol BS35 4JT

Two Parcels of Land of approximately 2.47 Acres

Two parcels of land with a total site area of approx. 2.47 acres adjoining Pilning Train Station on the northern outskirts of Bristol. The site offers an enclosed and secure hard standing yard with potential for the erection of industrial units, subject to obtaining the necessary consents. Easy access is provided to Cribbs Causeway and the M5 motorway.

Guide Price: **£120,000+**

SOLD FOR £131,000

LOT
24



11 Milsom Street, Easton, Bristol BS5 0SS

Three Bedroom Terraced House for Refurbishment

A mid-terraced three bedroom house in need of refurbishment, situated in a convenient and central location in Easton. The property comprises two reception rooms, a kitchen and a family bathroom on the ground floor with 3 bedrooms on the first floor. The opportunity is ideally suited to investors/developers or private buyers looking to take on a project.

Guide Price: **£200,000+**

SOLD PRIOR

LOT
25



85 & 87 Stapleton Road, Easton, Bristol BS5 0QF

Substantial Three Storey Building with Planning Granted

A fantastic development opportunity comprising a substantial three storey period property (approx 4,390 sq ft), currently arranged as ground floor retail space with offices and storage on the first and second floors. Full planning consent has been granted for the conversion of the building into three large 3-bedroom flats and the property offers scope for a range of residential schemes, subject to consents.

Guide Price: **£350,000+**

SOLD FOR £425,000

LOT
26

Guide Price: **£235,000+**

33 Syston Way, Kingswood, Bristol BS15 1UE

Substantial Extended House - Potential for HMO Use

A substantial and extended 4 bedroom terraced house in need of modernisation with front and rear gardens and a large detached garage. The property would make a fantastic family house or could be converted into a 5/6 bedroom HMO, subject to consents. Local amenities are available on Kingswood High Street and excellent transport links are provided to the city centre and A4174 Ring Road.

LOT
27**AVAILABLE**Guide Price: **£160,000+**

Land/Buildings adj. The Firs, New Road, Rangeworthy BS37 7Q

Freehold Light Industrial Site with Development Potential

A freehold light industrial site of approximately 0.29 acres comprising a secure yard, light industrial unit and single storey office/garage building. The site offers potential for residential development, subject to obtaining the necessary planning consents or could be retained as a commercial business premises. Situated in a predominantly residential location in Rangeworthy, easy access is provided to local amenities in nearby Yate and excellent transport links are provided to Bristol.

LOT
28**SOLD PRIOR**Guide Price: **£195,000+**

10 Trevisa Grove, Brentry, Bristol BS10 6QU

End Terraced House for Refurbishment with Potential Plot

A fantastic development opportunity comprising an end of terrace 3 bedroom house in need of refurbishment, occupying a substantial corner plot offering scope for an additional dwelling/extension, subject to consents. The property is situated in a quiet residential cul de sac and backs onto allotments and fields to the side and rear. An ideal opportunity for builders, developers and investors.

LOT
29**SOLD FOR £206,000**Guide Price: **£210,000+**

22 Vicarage Road, Redfield, Bristol, BS5 9AG

Attractive Terraced 2 Bedroom House for Refurbishment

An attractive, terraced 2 bedroom Victorian house in need of some refurbishment, situated in a sought after residential location in Redfield. The property benefits from gas central heating, recently installed timber double glazed sash windows to the front, stripped wooden floorboards and many other period features. An ideal opportunity for builders, investors and private buyers.

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

Former Marketing Suite, Malt House, Finzels Reach, Bristol

Office Suite in Renowned Finzels Reach Development

A rare opportunity to purchase a ground floor office of approx 540 sq ft, situated in the renowned Finzels Reach development in the heart of Bristol's city centre. The development offers a plethora of shops, restaurants, cafes and bars making this a fantastic rental investment with a market rent in the region of £17,500 per annum.

LOT
31**SOLD FOR £206,000**

0117 973 4940

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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 (subject to a minimum of £2,000).
- 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.