

MAGGS & ALLEN

AUCTION RESULTS

28 May 2020 | 5.00pm



REMOTE ONLINE AUCTION

Register to bid remotely online,
by Proxy or Telephone





Guide Price: **£225,000+**

10 Highfields Close, Stoke Gifford, Bristol BS34 8YA

Detached Bungalow with Garage requiring Modernisation

A spacious 3 bedroom detached bungalow in need of modernisation, situated in a sought after residential location in Stoke Gifford providing excellent access to local amenities, Bristol Parkway train station and the motorway networks. The property benefits from a driveway, garage and gardens to the front and rear. An excellent opportunity for investors and private buyers alike.

SOLD FOR £303,000

LOT
1



Guide Price: **£55,000+**

Land North Side of Lansdown Lane, Upton Cheyney BS30 6NJ

Parcel of Land (approx. 0.22 acres)-Delightful Rural Setting

A rare opportunity to purchase a parcel of land measuring approximately 0.22 acres, situated in a delightful rural setting in the sought after village of Upton Cheyney. We understand that the land was previously occupied by the old Village Hall and currently benefits from an established B8 use (timber) together with the cutting of firewood for sale off site.

SOLD PRIOR

LOT
2



Guide Price: **£125,000+**

16 Patterson House, Prewett Street, Redcliffe, Bristol BS1 6PF

Spacious 2 bedroom Maisonette in Central Location

The property comprises a spacious and well-presented 2 bedroom maisonette situated in a purpose built block in a central location. The property is situated on the first floor and benefits from 2 balconies affording fantastic views across the city and would make an ideal buy to let investment or city centre pad.

SOLD FOR £148,000

LOT
3



Guide Price: **£15,000 - £20,000**

Garage on Rockleaze Avenue, Sneyd Park, Bristol BS9 1NQ

Single Lock-Up Garage in Prime Location off The Downs

A rare opportunity to purchase a single lock-up garage, situated in a highly sought after residential location in Sneyd Park, just off Durdham Downs. The garage has a modern up and over door and would be ideal for parking or secure storage. A fantastic opportunity for local residents and those requiring additional storage space.

SOLD PRIOR

LOT
4



Guide Price: **£700,000+**

116 & 116A Kellaway Avenue, Golden Hill, Bristol BS6 7YQ

Pair of Semi-Detached Houses plus Detached Workshop

An exciting development opportunity comprising a pair of semi-detached period houses occupying a substantial plot of approximately 440 sq m. The property also includes a substantial two storey workshop and yard at the rear of the site, which offers potential for demolition and the erection of 2-3 mews houses, subject to consents. A fantastic opportunity for developers in a highly sought after location on the borders of Golden Hill, Bishopston and Westbury Park.

SOLD POST AUCTION

LOT
5





Land rear of 583 Gloucester Road, Horfield, Bristol BS7 0BW

LOT
6

Building Plot - Planning Granted for Detached Coach House

A rare opportunity to purchase a level building plot with full planning consent granted for the erection of a detached, two storey coach house with courtyard garden. The site is situated on Court Road, just off Gloucester Road and is currently occupied by a large detached garage.

Guide Price: **£125,000+**

SOLD FOR £147,500



19 High Street, Wickwar, Wotton-Under-Edge GL12 8NE

LOT
7

Three Bedroom Terraced Cottage for Refurbishment

A three bedroom mid-terraced Victorian cottage in need of complete refurbishment. The property is conveniently situated on the high street in the centre of Wickwar village, within close proximity to local amenities. An ideal opportunity for builders, investors and private buyers alike.

Guide Price: **£135,000+**

SOLD PRIOR



4 Emery Road, Brislington, Bristol BS4 5PF

LOT
8

Residential Development Site-14 Units (Planning Pending)

A freehold development site measuring approximately 0.21 acres, currently occupied by a single storey office building with Prior Approval for conversion into 6 residential apartments. A further planning application is currently pending for the erection of two additional storeys to provide a further 8 apartments, with a planning decision anticipated in early April 2020. Combined, the development will provide 14 new residential apartments (3 x 2-bedroom, 10 x 1-bedroom and 1 x studio).

Guide Price: **£575,000+**

SOLD FOR £620,000



20A Ralph Road, Horfield, Bristol BS7 9QP

LOT
9

One Bedroom Garden Flat with Parking

A one bedroom ground floor garden flat with an allocated off-street parking space, situated in a popular residential location just off Ashley Down Road. The property briefly comprises a living room with bay window, double bedroom, separate kitchen/diner and a bathroom and benefits from gas central heating and double glazing throughout.

Guide Price: **£135,000+**

SOLD FOR £167,000



133A Beaufort Road, St George, Bristol BS5 8EZ

LOT
10

Three Storey Residential Investment

A three-storey end of terrace property currently arranged as 1 x studio flat occupying the ground floor and 4 x bed sits on the first and second floors, each benefiting from their own kitchenette and sharing 2 communal bathrooms. The property is in need of modernisation throughout and has the added benefit of a courtyard garden to the side.

Guide Price: **£250,000+**

POSTPONED



Garage adj. 1 Elvard Close, Withywood, Bristol BS13 9BT

Large Detached Garage with Front Forecourt

A parcel of land occupied by a detached garage that was constructed approx. 10 years ago benefiting from an additional front forecourt providing off-street parking and a small parcel of land to the rear. The land & garage are situated in a quite residential cul de sac and will be of interest to local residents, builders and garage investors.

LOT
11

Guide Price: **£15,000 - £25,000**

SOLD FOR £20,000



151 Wells Road, Knowle, Bristol BS4 2BU

Period Building Arranged as 2 Large 2-Bed Flats

A fantastic investment opportunity comprising a semi-detached period property, currently arranged as two large 2-bedroom flats. The flats have been rented in recent years but are now vacant and are presented in good condition ready for continued rental or could be split and sold separately. Situated in a highly convenient location on Wells Road in Knowle, easy access is provided to the city centre and Bristol Temple Meads train station.

LOT
12

Guide Price: **£375,000+**

SOLD PRIOR



6A & 7A Upper Perry Hill, Southville, Bristol, BS3 1NH

Prime Development Site - Planning for 2 x 4-Bed Houses

An extremely rare opportunity to purchase a development site, situated in a fantastic location in Southville. The site is currently occupied by a two storey office/workshop premises and full planning consent has been granted for demolition and the erection of a pair of impressive four storey, 4-bedroom townhouses with off-street parking and amenity space.

LOT
13

Guide Price: **£550,000+**

WITHDRAWN PRIOR



10A Parnell Road, Clevedon, Bristol BS21 6DB

Development Site - Planning for 3 Detached Houses

A prime development site, situated in a highly convenient location just off Old Street in the centre of Clevedon. The site is currently occupied by an existing detached house with a workshop building and hard standing to the rear. Full planning consent has been granted for the demolition of the existing buildings and the erection of 3 x 3-bedroom detached houses with parking and gardens.

LOT
14

Guide Price: **£475,000+**

SALE AGREED



52 Donald Road, Uplands, Bristol BS13 7BT

Semi-Detached House for Refurbishment

A spacious 3 bedroom semi-detached house in need of modernisation, situated in a popular residential location in Uplands. The property benefits from a large driveway to the side and substantial gardens to the rear with a large former garage structure that has been partially demolished. An ideal opportunity for developers, investors and private buyers.

LOT
15

Guide Price: **£250,000+**

SOLD FOR £251,000





Guide Price: **£165,000+**

21 Langhill Avenue, Knowle, Bristol BS4 1TL

Three Bedroom End-Terraced House for Updating

A 3-bedroom end of terrace house in need of some updating, benefiting from a driveway providing off-street parking and a good-sized level garden to the rear. The property offers excellent scope to add value and also fantastic rental potential. The accommodation briefly comprises of a living room, kitchen and bathroom at ground floor level with 3 bedrooms on the first floor.

SOLD FOR £165,000

LOT
16



Guide Price: **£275,000+**

1 Dorian Close, Horfield, Bristol BS7 0XP

Development Opportunity - House & Building Plot

A fantastic opportunity to purchase a recently refurbished 3 bedroom house requiring some finishing touches, with an additional building plot to the side that benefits from full planning consent for the erection of a further 2 bedroom house with off-street parking and gardens. The site is situated in a highly popular area just off Dorian Road, within close proximity to Southmead Hospital.

SOLD FOR £323,000

LOT
17



Guide Price: **£275,000+**

6 Atlas Road, Bedminster, Bristol BS3 4QS

Victorian House for Refurbishment - Potential for HMO

An attractive double-bayed Victorian terraced property situated in a highly sought after location on Atlas Road in Bedminster, within close proximity to Victoria Park. This 3-bedroom house has previously been rented to 5 sharers (utilising the reception rooms as bedrooms) and offers excellent rental potential as an HMO, subject to consents/licensing.

SOLD FOR £300,000

LOT
18



Guide Price: **£120,000+**

Flat 4 Valma, Court, 206 Dundridge Lane, St George BS5 8SX

Well-Presented One Bedroom Flat with Parking

A well-presented one double bedroom flat located in a lovely spot on Dundridge Lane in the increasingly popular area of St George. The interior is bright and well-maintained, benefiting from a modern open-plan kitchen/living room, bathroom, double bedroom and also includes an allocated parking space and use of the communal garden.

SALE AGREED

LOT
19



Guide Price: **£260,000+**

50 Summerhill Road, St George, Bristol BS5 8HJ

Substantial End-Terraced House for Modernisation

A substantial end of terrace Victorian 3 bedroom house in need of modernisation. There is scope to convert the existing house into a large HMO, a number of flats or the house could be refurbished to create a fantastic family home. The property also benefits from a large unconverted cellar and loft space that offer scope for conversion, subject to consents.

SOLD FOR £276,000

LOT
20



Land rear of 89A-92 Lymore Avenue, Bath BA2 1AY

LOT
21

Building Plot with Planning Granted for Detached House

A rare opportunity to purchase a building plot in Bath with full planning consent granted for the erection of a unique and contemporary 3-bedroom detached house with parking and gardens. The site backs onto Brickfields Park in Twerton and the proposed house has been thoughtfully designed to nestle into its surroundings.

Guide Price: **£160,000+**

WITHDRAWN PRIOR



Flat 4, 6 Milburn Road, Weston Super Mare, Bristol BS23 3BE

LOT
22

Top Floor Flat - Ideal Buy to Let Investment

A one bedroom flat occupying the top floor of this attractive Victorian building in Weston-super-Mare. The property is currently vacant but would make an ideal buy to let investment. Also included is an allocated off-street parking space. A fantastic investment opportunity with a potential rental income in the region of £575 pcm (£6,900 pa).

Guide Price: **£50,000 - £60,000**

SOLD FOR £70,000



14 Broadlands Avenue, Keynsham, Bristol BS31 2DU

LOT
23

Three Bedroom Semi-Detached House for Refurbishment

A 3-bedroom semi-detached house, situated at the head of a quiet residential cul de sac in Keynsham. The property is in need of complete refurbishment and benefits from a driveway providing off-street parking, a detached garage and a good-sized rear garden.

Guide Price: **£250,000+**

SOLD FOR £262,000



Building Plot at 69 Islington Road, Southville, Bristol BS3 1PZ

LOT
24

Building Plot - Planning Granted for a 2-Bedroom House

A rare opportunity to purchase a building plot with planning consent granted for the erection of a 2-bedroom, three storey house, situated in a highly sought after residential location in Southville. The site is currently occupied by a ground floor commercial premises with additional basement that will need to be demolished prior to construction of the proposed house.

Guide Price: **£130,000+**

SOLD FOR £140,000



32 Church Road, Bishopsworth, Bristol, BS13 8JW

LOT
25

Impressive 4-Bedroom Victorian Semi for Renovation

A substantial 4-bedroom, semi-detached Victorian house in need of complete renovation, which retains a wealth of original period features. The generous accommodation (approx. 1,854 sq ft) briefly comprises three reception rooms, a kitchen and cloakroom on the ground floor with four bedrooms and a family bathroom on the first floor.

Guide Price: **£275,000+**

SOLD FOR £316,000



LIVE STREAMED ONLINE AUCTION

28 May 2020 at 5.00pm

Watch the auction online
and register to bid at:

www.maggsandallen.co.uk



Online **LEGAL PACKS**
available at:
www.maggsandallen.co.uk





REMOTE ONLINE, PROXY & TELEPHONE BIDDING PROCEDURE

Due to the evolving situation regarding COVID-19, all bidding for the 28 May 2020 auction will be remote. The auction will run in its usual fashion with the auctioneer on the rostrum offering lots one at a time with buyers able to bid via telephone, online or by submitting a proxy bid. There will also be a live video stream of the auction available via the Maggs & Allen website and Essential Information Group.

How you can bid at the auction:

You will need to complete the Remote Bidding Form available to download from:

www.maggsandallen.co.uk/auctions/bristol-auctioneers.html

You will have the option to bid either by **telephone, online** or by submitting a **proxy bid**.

1. Telephone Bidding:

We will call you on the day of the auction when the lot(s) you have selected are being offered for sale.

2. Online Remote Bidding:

You will be emailed with further information together with a bidding link where you will be able to view the auction live and bid on your selected lot(s).

3. Proxy Bidding:

The Auctioneer or a representative of Maggs & Allen will bid on your behalf up to a specified amount on your selected lot(s).

Completed and signed Remote Bidding Forms must be returned to Maggs & Allen **no later than 48 hours before the auction day** along with a cheque/banker's draft or bank transfer for the 10% deposit (subject to a minimum of £2,000) and buyer's premium (£1,200 inc VAT) and the relevant identity documents.