

MAGGS & ALLEN

AUCTION RESULTS

29 June 2020 | 5.00pm



LIVE ONLINE AUCTION

Register to bid remotely online,
by Proxy or Telephone





92 Orchard Road, Kingswood, Bristol BS15 9TY

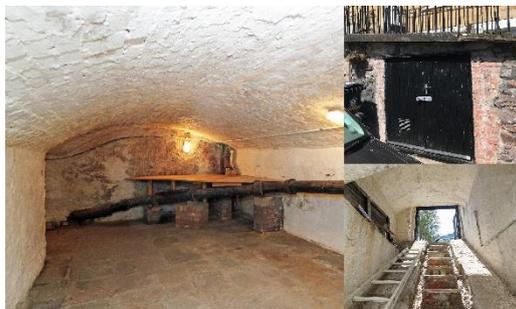
End-Terraced 2-Bedroom House for Modernisation

An end of terraced 2-bedroom house in need of modernisation, situated on a popular residential street in Kingswood. The property benefits from a good-sized garden to the rear and a single garage with access via a rear lane. An ideal opportunity for builders, investors and private buyers looking to take on a project.

LOT
1

Guide Price: **£150,000+**

SOLD FOR £185,000



The Sub-Basement, 12 Charlotte Street, Bristol BS1 5PX

Extremely Rare Self-Contained City Centre Sub-Basement

A fantastic opportunity to purchase a large self-contained sub-basement situated in a superb location on Charlotte Street in the city centre, on the lower level of an impressive mid-Georgian style Grade II* listed building. The property comprises approximately 800 sq ft of utility space that is divided into five main areas and is accessed via double wooden doors onto Charlotte Street.

LOT
2

Guide Price: **£20,000-£30,000**

SOLD FOR £39,000



Building Plot on Church Road, Sneyd Park, Bristol, BS9

Building Plot - Planning for a Detached 4-Bed House

An extremely rare opportunity to purchase a building plot with full planning consent in place for the erection of a substantial ultra modern 4-bedroom three storey house of over 300 sq m. Nestled between two impressive listed buildings in one of Bristol's premier locations, the site slopes away to the rear allowing for a unique and contemporary stacked box design with a landscaped garden and parking for several cars on the upper deck.

LOT
3

Guide Price: **£400,000+**

SOLD FOR £400,000



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.

LOT
4

Guide Price: **£120,000+**

SALE AGREED



4 Emery Road, Brislington, Bristol BS4 5PF

Residential Development Site-14 Residential Apartments

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. Full planning consent has also been granted for the erection of two additional storeys to provide a further 8 apartments. Combined, the development will provide 14 new residential apartments (3 x 2-bedroom, 10 x 1-bedroom and 1 x studio) with 9 parking spaces..

LOT
5

Guide Price: **£575,000+**

SOLD FOR £620,000





90 Church Road, Redfield, Bristol BS5 9JY

LOT
6

Attractive Three Storey Victorian Property for Renovation

An attractive mid-terraced three storey property in need of complete renovation, situated in a popular and convenient location on Church Road in Redfield. The property has been stripped out ready for refurbishment and offers excellent scope to create a large single dwelling, convert to a 5/6 bedroom HMO or split into two large flats (subject to consents).

Guide Price: **£185,000+**

SOLD FOR £206,000



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

LOT
7

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.

Guide Price: **£675,000+**

SOLD PRIOR



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

LOT
8

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. A wide range of local amenities are available locally on Gloucester Road and Horfield Sports Centre is located just minutes away.

Guide Price: **£125,000+**

SOLD FOR £147,500



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

LOT
9

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+**

SOLD FOR £255,000



4 Merchants Road, Hotwells, Bristol BS8 4PZ

LOT
10

Five Storey Mixed-Use Investment

A mixed-use investment property comprising a Veterinary Practice on the ground and basement levels with an additional 4-bedroom HMO on the floors above. The property is fully let producing approximately £23,300pa, although we suggest that the current rental income from the HMO (£325pcm per room) is well below market value and could be increased to circa £400 - £450pcm per room.

Guide Price: **£325,000+**

SOLD FOR £350,000



Guide Price: **£240,000+**

12 Pound Drive, Fishponds, Bristol BS16 2EG

3-Bedroom Semi-Detached House in Cul De Sac Location

A large halls adjoining 3 bedroom semi-detached house, situated in a sought after residential cul de sac location in Fishponds. The property has been rented out in recent years and has been well-maintained by the current owner. A fantastic opportunity for private buyers looking for a family home or for buy to let investors.

SOLD PRIOR

LOT
11



Guide Price: **£60,000+**

Land adj. 12 Pound Drive, Fishponds, Bristol BS16 2EG

Building Plot - Planning Granted for a Two Storey House

A level building plot with full planning consent granted for the erection of a two storey 1-bedroom house with parking and garden. The site is situated at the head of a quiet residential cul de sac in Fishponds with easy access provided to a range of local amenities on Fishponds Road and in Stapleton village.

SOLD PRIOR

LOT
12



Guide Price: **£525,000+**

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.

WITHDRAWN PRIOR

LOT
13



Guide Price: **£100,000-£125,000**

Land & Coach House, 1 Mount Pleasant Terrace, Southville BS3 1LF

Building Plot with Planning Granted for a Detached House

An extremely rare opportunity to purchase a building plot, currently occupied by a detached two storey coach house. Full planning consent has been granted for the demolition of the existing building and the erection of a new detached house with garden to the rear. The site is situated in a fantastic location in Southville just off North Street, which offers a wide variety of independent shops and bars.

SOLD FOR £145,000

LOT
14



Guide Price: **£250,000+**

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.

SOLD FOR £251,000

LOT
15





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

LOT
16

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

LIVE STREAMED ONLINE AUCTION

29 June 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



0117 973 4940

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REMOTE ONLINE, PROXY & TELEPHONE BIDDING PROCEDURE

Due to the evolving situation regarding COVID-19, all bidding for our forthcoming auctions 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.