

MAGGS & ALLEN

AUCTION RESULTS

29 June 2020 | 5.00pm



LIVE ONLINE AUCTION

Register to bid remotely online,
by Proxy or Telephone





Guide Price: **£150,000+**

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.

SOLD FOR £185,000

LOT
1



Guide Price: **£20,000-£30,000**

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.

SOLD FOR £39,000

LOT
2



Guide Price: **£400,000+**

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.

SOLD FOR £400,000

LOT
3



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
4



Guide Price: **£575,000+**

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..

SOLD FOR £620,000

LOT
5





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+**

SOLD PRIOR

LOT
11

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.



Guide Price: **£60,000+**

SOLD PRIOR

LOT
12

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.



Guide Price: **£525,000+**

WITHDRAWN PRIOR

LOT
13

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.



Guide Price: **£100,000-£125,000**

SOLD FOR £145,000

LOT
14

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.



Guide Price: **£250,000+**

SOLD FOR £251,000

LOT
15

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.





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





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.