

MAGGS & ALLEN

AUCTION RESULTS

28 July 2020 | 5.00pm



LIVE ONLINE AUCTION

Register to bid remotely online,
by Proxy or Telephone





23 Overhill Court, Downend, Bristol BS16 5DL

LOT
1

Two Bedroom Purpose Built Flat with Garage

A top floor 2-bedroom self-contained flat in a purpose built block of flats in Downend. The property offers spacious living accommodation and would benefit from some modernisation. The flat includes a single lock-up garage and would be an ideal purchase for investors, developers and owner occupiers.

Guide Price: **£135,000+**

SOLD FOR £146,000



Jorrocks House, Westerleigh Road, Westerleigh BS37 8QH

LOT
2

Development Site with Planning for 3 Detached Houses

A fantastic opportunity to purchase a development site of approximately 0.37 acres with outline planning consent granted for the erection of 3 x 4-bedroom detached houses with garages, parking and gardens. The site is currently occupied by a dilapidated detached bungalow that will need to be demolished in order to implement the planning consent.



Guide Price: **£425,000+**

SOLD FOR £426,000



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

LOT
3

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



39 Oldfield Road, Hotwells, Bristol BS8 4QQ

LOT
4

3 Storey Mixed-Use Property with Development Potential

An exciting opportunity to purchase a substantial Victorian property that is currently arranged as a ground floor former Osteopathic Practice with a self-contained residential maisonette above. The property offers potential for the conversion of the ground floor into a self contained flat or conversion of the whole building into an HMO, subject to consents. Alternatively, the property could be retained and refurbished as a mixed-use investment.

Guide Price: **£300,000+**

SOLD FOR £356,000



Land rear of 82 Holly Lodge Road, Speedwell, Bristol BS5 7UD

LOT
5

Development Site - Planning Granted for 3 x 3 Bedroom Houses

A fantastic opportunity to purchase a development site of approximately 0.28 acres with full planning consent granted for the erection of three new 3-bedroom houses with parking and gardens. The land is situated in a delightful semi-rural location backing onto Coombe Brooke Nature Reserve. A superb new-build housing opportunity, ideally suited to builders and developers.

Guide Price: **£300,000+**

SOLD POST AUCTION





139a Shirehampton Road, Sea Mills, Bristol BS9 2EE

LOT
6

2 Storey Commercial Premises in Prominent Location

A well presented ground floor retail unit of approximately 249 sq ft with self contained first floor ancillary of approximately 288 sq ft. The first floor is informally arranged as a 1-bedroom flat. Situated on Shirehampton Road, Sea Mills, the property is conveniently located for access to Westbury-on-Trym, Shirehampton, and the M5/M4 motorway networks via Avonmouth.

Guide Price: **£125,000+**

SOLD PRIOR



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

LOT
7

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



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

LOT
8

1-Bedroom Flat Let at £8,340PA - Ideal Investment Opportunity

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 that is currently let on an Assured Shorthold Tenancy agreement at a rent of £695pcm (£8,340pa).

Guide Price: **£100,000+**

SOLD FOR £113,000



8 Brunswick Square, Bristol BS2 8PE

LOT
9

Five Storey Period Office Building (Approx. 3,584 SQ FT)

A substantial and attractive Grade II listed five storey freehold property (approx. 3,584 sq ft), situated in a fantastic central location on Brunswick Square. The property is currently arranged as well-presented office space with a 60 ft garden to the rear but also offers potential for conversion to 4 or 5 spacious apartments or an HMO, subject to planning and listed building consents.

Guide Price: **£625,000+**

SOLD FOR £711,000



Land rear of 168 Westbury Road, Westbury on Trym BS9 3AH

LOT
10

Building Plot with Planning for a 2-Bedroom Detached House

A rare opportunity to purchase a building plot with planning consent granted for the erection of a modern detached two-bedroom house with gardens. The site is situated in a popular residential location on a quiet street with easy access provided to a wide range of local amenities in nearby Westbury-On-Trym village.

Guide Price: **£160,000+**

SOLD PRIOR



Garage r/o 168 Westbury Road, Westbury on Trym BS9 3AH

LOT
11

Detached Garage in a Prime Residential Location

A rare opportunity to purchase a detached garage with electric roller door and power supply, situated in a highly desirable location fronting Southfield Road in Westbury On Trym. The garage would be ideal for secure storage or parking and is within easy reach of a range of local amenities in Westbury On Trym village.

Guide Price: **£25,000-£35,000**

SOLD PRIOR



4 Merchants Road, Hotwells, Bristol BS8 4PZ

LOT
12

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. This would result in a total rent for the building in the region of £28,200 - £30,600pa.

Guide Price: **£325,000+**

SOLD FOR £350,000



61A Arbutus Drive, Coombe Dingle, Bristol BS9 2PW

LOT
14

Ultra Modern Detached Property - Fantastic Rental Investment

A truly unique and ultra modern one-bedroom property situated in a fabulous location on the edge of the Blaise Castle Estate. This newly constructed property has been finished to an exceptionally high standard and includes a superb split-level outdoor area with enclosed deck and a hot tub, ideal for entertaining. A great buy to let/Air BnB investment or first time buy.

Guide Price: **£235,000+**

WITHDRAWN PRIOR



65 Hill Street, Kingswood, Bristol BS15 4HA

LOT
15

3-Bedroom House & Potential Building Plot

A good-sized 3-bedroom semi-detached period house in need of some updating benefiting from a large double garage and an additional parcel of land to the side that offers potential for the erection of an additional house or two flats, subject to consents. The property is situated in a convenient location with a wide range of local amenities available on the nearby Kingswood High Street. A fantastic opportunity for builders, developers and investors.

Guide Price: **£200,000-£225,000**

SOLD FOR £282,000



Land adjoining 46 The Crest, Brislington, Bristol BS4 3JB

LOT
16

Development Site with Planning Granted for 4 Flats

An exciting development opportunity 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: **£100,000+**

SOLD FOR £110,000





3 Grove Park Terrace, Fishponds, Bristol BS16 2BL

LOT
17

Attractive 3-Bedroom Semi-Detached Victorian House

An attractive 3-bedroom Victorian semi-detached house, situated in a popular residential location in Fishponds overlooking All Saints Church at the rear. The property has been tenanted in recent years and is now in need of some refurbishment works.

Guide Price: **£240,000+**

SOLD FOR £285,000



64 Roseberry Road, Redfield, Bristol BS5 9QB

LOT
18

Terraced Victorian House for Complete Renovation

A mid-terraced Victorian house in need of complete renovation, situated on a popular road in Redfield. The property offers excellent scope to refurbish and add value and will be of interest to builders and developers. The house retains many period features, benefits from three reception rooms and three bedrooms and an enclosed garden to the rear.

Guide Price: **£140,000+**

POSTPONED

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.