



MAGGS & ALLEN

AUCTION RESULTS

17 September 2020 | 6.00pm



LIVE ONLINE AUCTION

Register to bid remotely online,
by Proxy or Telephone





Guide Price: **£265,000+**

65 Cassell Road, Fishponds, Bristol BS16 5DQ

House for Refurbishment & Potential Building Plot to Rear

An attractive double-bayed Victorian terraced house in need of refurbishment, situated in a popular residential location on the borders of Downend and Fishponds. The property comprises a lounge, dining room and a good-sized kitchen on the ground floor with three double bedrooms and a bathroom on the first floor.

SOLD FOR £297,000

LOT
1



Guide Price: **£300,000+**

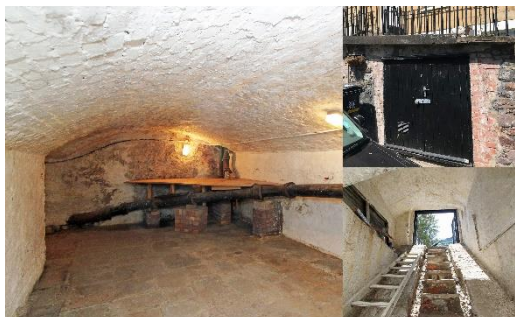
35-37 Britannia Road, Kingswood, Bristol BS15 8BG

Pair of Semi-Detached Properties Arranged as 4 Flats

An exciting opportunity to purchase a substantial pair of semi-detached properties that are currently arranged to provide 4 x 1-bedroom flats with additional staff rooms and laundry facilities. The property has most recently been used by a charity for assisted/independent living and is to be sold with vacant possession.

SOLD FOR £425,000

LOT
2



Guide Price: **£30,000-£40,000**

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.

WITHDRAWN PRIOR

LOT
3



Guide Price: **£225,000+**

35 Headley Lane, Headley Park, Bristol BS13 7QL

Detached 1930s House for Complete Refurbishment

A fantastic opportunity to purchase a 3-bedroom detached house with off-street parking and a good-sized rear garden that has been in the same family ownership since its construction in the 1930s. The property is in need of complete refurbishment and offers an excellent opportunity for builders, developers and private buyers looking to take on a project.

SOLD FOR £344,000

LOT
4



Guide Price: **£250,000+**

300 Wells Road, Knowle, Bristol BS4 2QG

Substantial Mixed-Use Investment

A substantial mixed-use investment property situated in a highly convenient location on Wells Road in Knowle. The property comprises a ground floor shop that is currently let to a nail salon at a passing rent of £10,000pa, a large maisonette above and a rear annexe that would ideal for refurbishing and subdividing into two large dwellings or a House of Multiple Occupancy (HMO), subject to consents.

POSTPONED

LOT
5





Guide Price: **£140,000+**

1 Alma Cottages, South Liberty Lane, Bedminster BS3 2SL

Well-Presented Two-Bedroom Cottage

An attractive, two bedroom terraced cottage that has recently undergone complete refurbishment. Situated in a convenient location in Bedminster, the property benefits from two double bedrooms, UPVC double glazing throughout and an enclosed rear garden, laid to patio. The house is to be sold with vacant possession and offers excellent rental potential (circa £1,050 pcm).

SOLD FOR £158,000

LOT
6



Guide Price: **£185,000+**

121 Mount Road, Southdown, Bath BA2 1NH

Recently Converted Two-Bedroom Ground Floor Flat

A fantastic residential investment opportunity comprising a recently converted (July 2019) ground floor two bedroom apartment. The property is let to students for the 2020/2021 academic year at a rent of £1,200 pcm (£14,400 pa) reflecting a gross annual yield of 7.2% at the guide price. Situated in the popular residential suburb of Southdown in Bath, the property has been finished to an excellent standard with a modern kitchen/bathroom and two good-sized double bedrooms.

WITHDRAWN PRIOR

LOT
7



Guide Price: **£195,000+**

121A Mount Road, Southdown, Bath BA2 1NH

Recently Converted Two-Bedroom First Floor Flat

A recently converted and very well-presented first floor two bedroom apartment. The property is let to students for the 2020/2021 academic year at a rent of £1,300 pcm (£15,600 pa) reflecting a gross annual yield of 7.4% at the guide price. Situated in the popular residential suburb of Southdown in Bath, the property has been finished to an excellent standard with a modern kitchen/bathroom, living room with vaulted ceiling and two good-sized double bedrooms. A fantastic residential investment opportunity.

WITHDRAWN PRIOR

LOT
8



Guide Price: **£275,000+**

8 Abbotts Avenue, Hanham, Bristol BS15 3PN

Semi-Detached House for Modernisation on a Large Plot

A three bedroom 1930s semi-detached house occupying a substantial corner plot with extensive gardens to the side and rear. The property offers scope for extension and the sizeable rear gardens may also suit further redevelopment, subject to obtaining the necessary planning consents.

SOLD FOR £320,000

LOT
9



Guide Price: **£450,000+**

Canonbury Care Home, 19 Canonbury St, Berkeley GL13 9BE

Former Care Home-Potential for Conversion/Development

Substantial and attractive Grade II listed former residential care home, situated in the heart of Berkeley in Gloucestershire. This impressive detached building measures approximately 4,773 sq ft and comprises a detached three storey house to the front with single storey rear addition, former stable and hayloft and a more recent single storey extension to the rear of the site.

UNSOLD

LOT
10



50 Felix Road, Easton, Bristol BS5 0JW

Three-Bedroom House in need of Complete Refurbishment

A spacious 3 bedroom mid-terraced house in need of complete refurbishment, situated within close proximity to Stapleton Road in Easton. The property presents a fantastic opportunity for builders, investors and developers to add value as a family house or potentially create a 5-bedroom HMO, subject to obtaining the necessary planning consents.

Guide Price: **£240,000+**

SOLD FOR £280,000

LOT
11



504a Gloucester Road, Horfield, Bristol BS7 8UF

Site with Prior Approval for 4x Flats & Further Potential

A unique development site, situated in a popular residential location just off Gloucester Road and comprising an enclosed former builder's yard and a two storey office/workshop. The property benefits from Prior Approval for conversion to 4 residential flats. There may also be potential for demolition of the existing building and the erection of a replacement block of flats of increased height providing more units following recent changes to Permitted Development Rights.

Guide Price: **£400,000+**

WITHDRAWN PRIOR

LOT
12



149 High Street, Kingswood, Bristol BS15 4AQ

2 x One-Bedroom Flats - Fantastic Investment

An attractive Victorian property currently arranged as two 1-bedroom flats, situated in a highly convenient location in Kingswood. The ground floor garden flat is to be sold with vacant possession and the first floor flat is let on an AST producing £650 pcm. The property offers a fantastic investment opportunity with a potential rental income of circa £16,800 per annum once fully occupied. Alternatively, the property offers an excellent break-up opportunity.

Guide Price: **£230,000+**

SOLD POST AUCTION

LOT
14



Mews Cottage, 58 The Avenue, Minehead, Somerset TA24 5BB

Semi-Detached House with Detached Double Garage

An attractive 3-bedroom semi-detached period house with a substantial detached garage/workshop, rear garden and parking space. The property is situated in fantastic position just off The Avenue within 200m of the seafront in Minehead. This unique property would benefit from some cosmetic updating and would be ideally suited to owner occupiers or would make a fine holiday rental.

Guide Price: **£195,000+**

SOLD FOR £225,000

LOT
15



592 Fishponds Road, Fishponds, Bristol BS16 3DA

Commercial Rental Investment

Opportunity to purchase a well presented ground floor corner retail unit of approximately 340sqft located on Fishponds Road. The shop is currently let to hairdressers on the remainder of a 5 year Full Repairing and Insuring lease from December 2016 at a passing rent of £6,000pa. We feel the shop is currently underlet and a rent of the region of £7,200pa would be achievable.

Guide Price: **£65,000+**

SOLD PRIOR

LOT
16





Guide Price: **£140,000+**

64 Roseberry Road, Redfield, Bristol BS5 9QB

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.

SOLD FOR £261,000

**LOT
17**



Guide Price: **£170,000+**

35 Mancroft Avenue, Lawrence Weston, Bristol BS11 0HT

Three-Bedroom Semi-Detached House for Modernisation

A 3-bedroom semi-detached house situated on the popular Mancroft Avenue in Lawrence Weston. The property has been tenanted in recent years and is now in need of modernisation throughout. The spacious living accommodation on the ground floor provides two reception rooms, a kitchen and additional utility and storage areas to the side.

SOLD POST AUCTION

**LOT
18**



Guide Price: **£200,000+**

28 Sandown Road, Brislington, Bristol, BS4 3PN

Mid-terraced Victorian House for Modernisation

A mid-terraced period house in need of modernisation, situated on a popular road in Brislington. The property briefly comprises of two reception rooms, a kitchen and utility room on the ground floor with 3 bedrooms and a family bathroom to the first floor. A wide range of local amenities are available on the nearby Sandy Park Road and easy access is provided to the city centre via the A4.

SOLD FOR £251,000

**LOT
19**



Guide Price: **£100,000-£125,000**

Flat 6, 84 Redland Road, Redland, Bristol, BS6 6QZ

Well-presented First Floor Studio Flat - Ideal Buy to Let

A well-presented studio flat on the first floor of an impressive period building on Redland Road. The property is situated in a fantastic location which provides easy access to a wide range of local amenities on Gloucester Road/Whiteladies Road as well as Redland train station. This light and bright studio benefits from a separate kitchen and shower room and use of a communal garden to the rear.

WITHDRAWN PRIOR

**LOT
20**



Guide Price: **£90,000+**

31A Richmond Road, St George, Bristol, BS5 8EJ

Substantial Workshop - Lapsed Planning for a 2-Bed House

A fantastic opportunity to purchase a substantial garage/workshop, situated in a popular residential location in St George. The property previously benefited from full planning consent for the erection of a new, 2-bedroom end of terrace house, which has since lapsed. An ideal opportunity for builders, developers or those seeking a workshop or live/work unit.

SOLD PRIOR

**LOT
21**



95 Stokes Croft, Bristol, BS1 3RD

LOT
22

Attractive 3-storey Office Building-Development Potential

A substantial Grade II listed office building arranged over 3 floors with ancillary accommodation and rear vehicular access situated in a fantastic location in Stokes Croft. The property will be sold with vacant possession and offers scope for redevelopment of the uppers floors and further potential for an additional dwelling to the rear, subject to consents.

Guide Price: **£220,000+**

SOLD FOR £235,000

Register to bid via Proxy, Telephone or Online



Proxy



Telephone



Remote Online

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 complete online at www.maggsandallen.co.uk), provide us with your ID and Proof of Address and provide your Preliminary Deposit.

PRELIMINARY DEPOSIT PAYMENTS:

Before you can be authorised to bid at the auction, you will be required to pay a Preliminary Deposit at least 48 hours before the auction.

The Preliminary Deposit required for each lot you wish to bid for will be calculated based upon the Guide Price as follows:

£1,000 - £50,000: **£2,000**

£51,000 - £150,000: **£5,000**

£151,000 and above: **£10,000**

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,200 inc VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you.

Completed and signed Remote Bidding Forms must be completed no later than 48 hours before the auction day along with a cheque/banker's draft or bank transfer for the Preliminary Deposit and the relevant identity documents.



22 Richmond Hill, Clifton, Bristol, BS8 1BA