



MAGGS & ALLEN

AUCTION RESULTS

3 November 2020 | 6.00pm



LIVE ONLINE AUCTION

Register to bid remotely online,
by Proxy or Telephone





Guide Price: **£170,000+**

90 Durban Road, Patchway, Bristol BS34 5HN

3-Bedroom Semi-Detached House for Modernisation

An extended 3-bedroom semi-detached house in need of modernisation, situated on a popular road in Patchway. The property benefits from a driveway providing off-street parking, a good-sized rear garden and garage. An excellent opportunity with huge potential to create a fine family house, situated in a convenient location with excellent links to the motorway network and Cribbs Causeway.

POSTPONED

LOT
1



Guide Price: **£125,000+**

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

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.

SOLD FOR £147,500

LOT
2



Guide Price: **£250,000+**

Garage Site at Gibson Road, Cotham, Bristol BS6 5SG

Prime Development Opportunity - 6 Large Garages

A fantastic potential development opportunity comprising 6 large lock-up garages, situated in a superb location in Cotham. Many of the neighbouring garages have been redeveloped to provide a range of modern dwellings and this garage site offers significant scope for the erection of two new dwellings, subject to obtaining the necessary consents.

SOLD FOR £289,500

LOT
3



Guide Price: **£230,000+**

149 High Street, Kingswood, Bristol BS15 4AQ

2 x 1-Bed Flats - Fantastic Investment/Break-Up Opportunity

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.

SOLD PRIOR

LOT
4



Guide Price: **£425,000+**

238 North Street, Southville, Bristol BS3 1JD

Freehold Investment - Shop & 4-Bedroom Maisonette

A substantial three storey mixed-use property arranged as a ground floor shop with a non self-contained 4-bedroom maisonette above. The property offers potential for reconfiguration/redevelopment to separate the commercial and residential parts, subject to obtaining the necessary consents. A rare investment opportunity situated in a prime position on North Street in Southville, offered for sale with vacant possession.

SOLD FOR £447,000

LOT
5





Guide Price: **£170,000+**

35 Mancroft Avenue, Lawrence Weston, Bristol BS11 0HT

3-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 PRIOR

LOT
6



Guide Price: **£460,000+**

2 Stanley Cottages, Stoke Gifford, Bristol BS7 9YU

Beautifully Presented 5-Bedroom HMO - Let at £33,300pa

An immaculately presented and substantial semi-detached house that is arranged as a fully licensed 5-bedroom HMO. The property is fully let to professionals producing £33,300 per annum offering investors a fantastic rental yield. Following a full high-specification refurbishment in 2019, the interior has been tastefully designed to combine a wealth of period features with modern finished.

WITHDRAWN PRIOR

LOT
7



Guide Price: **£250,000+**

300 Wells Road, Knowle, Bristol BS4 2QG

Substantial Mixed-Use Investment with Redevelopment Potential

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.

SOLD FOR £325,000

LOT
8



Guide Price: **£10,000-£20,000**

Land & River at 'Black Rocks', Mill Lane, Frampton Cotterell

Unique Parcel of Land & River in Idyllic Location

An extremely rare opportunity to purchase a parcel of land and river of approximately 0.65 acres, situated in an idyllic location in Frampton Cotterell. The land, known locally as 'Black Rocks' includes a narrow parcel running adjacent to the River Frome alongside a public footpath and widens to a grassed and wooded area at the northern point. This section of river is also included in the sale and is sold with its riparian rights intact.

UNSOLD

LOT
9



Guide Price: **£90,000+**

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

Substantial Workshop - Lapsed Planning for 2-Bedroom 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
10



Guide Price: **£150,000+**

11 Lurgan Walk, Knowle, Bristol BS4 1PP

3- Bedroom Semi-Detached House for Modernisation

A 3-bedroom semi-detached house in need of refurbishment, situated in a quiet residential cul de sac. The property benefits from a driveway providing off-street parking and a good sized rear garden with panoramic views across Bristol. The property presents an excellent opportunity to add value and would suit builders, investors and private buyers.

SOLD FOR £190,000

LOT
11



Guide Price: **£450,000+**

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

Substantial Former Care Home - Potential for Residential Conversion/Development

A 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.

WITHDRAWN PRIOR

LOT
12



Guide Price: **£20,000-£30,000**

Land adj. 65 Plummers Hill, St George, Bristol BS5 7JG

Land & Garage/Store with Potential

An exciting opportunity to purchase a parcel of land (approx. 102 sq m), currently occupied by a former garage/store with additional lean to and garden to the rear. The property is situated in a popular residential location and offers potential for a variety of different uses, subject to obtaining the necessary planning consents. An ideal prospect for those seeking a secure garage/store/workshop or as a speculative opportunity.

SOLD FOR £56,000

LOT
14



Guide Price: **£100,000-£125,000**

Land/Garages rear of Deanna Court, Cleeve Lodge Road, Downend

Block of 10 Lock-Up Garages with Potential

A fantastic opportunity to purchase a block of 10 lock-up garages with additional land to the sides and rear, situated in a popular residential location in Downend. The garages are currently fully-let producing £7,272 per annum with potential to increase the rents to circa £9,000 per annum. The land and garages may also offer potential for redevelopment, subject to obtaining the necessary consents.

SOLD FOR £160,000

LOT
15



Guide Price: **£240,000+**

30 Soundwell Road, Staple Hill, Bristol BS16 4QW

Substantial 6-Bedroom HMO

A deceptively spacious mid-terraced period property that is currently arranged as a 6-bedroom HMO. The property has previously been let to students and is now offered for sale with vacant possession. The spacious living accommodation would benefit from some updating, following which the property could generate a gross income in excess of £32,000 per annum. The property is conveniently located for access to a range of amenities on Staple Hill high street.

SOLD FOR £250,000

LOT
16





1A Ilchester Road, Bedminster Down, Bristol BS13 7HJ

LOT
17**Detached 2-Bedroom House with Balcony and Garage**

A unique 2-bedroom detached house with balcony and garage, situated in a convenient location in Bedminster Down. The property benefits from a courtyard garden and would make an excellent buy to let investment, first time buy or refurbishment opportunity. The property has been tenanted in recent years and is now offered for sale with vacant possession.

Guide Price: **£225,000+****SOLD FOR £242,000**

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