



MAGGS & ALLEN

Land & Property Auction

10 December 2020 | 6.00pm



LIVE ONLINE AUCTION

Register to bid remotely online,
by Proxy or Telephone





Guide Price: **£155,000+**

2 The Rock, Brislington, Bristol BS4 4PU

Period Cottage for Renovation

An attractive period 2-bedroom cottage, situated in a secluded location close to Brislington Brook. The property benefits from front and rear gardens and is in need of renovation throughout. An ideal opportunity for builders, developers and private buyers to put their own stamp on this quaint and characterful home.

SOLD FOR £193,000

LOT
1



Guide Price: **£70,000-£80,000**

Land adj. 2 Westleigh Road, Southmead, Bristol BS10 5RD

Building Plot with Potential for a 2-Bed House

A level parcel of land measuring approximately 170sqm, situated in a residential location in Southmead. An outline planning application has been made for the erection of a new, detached 2 bedroom dwelling with parking and gardens. An exciting opportunity for builders and developers looking for a new-build project.

SOLD PRIOR

LOT
2



Guide Price: **£295,000+**

81-83 Bell Hill Road, St George, Bristol BS5 7LY

Substantial Mixed-Use Corner Property - Planning Granted for Residential Conversion

An exciting development opportunity comprising a substantial mixed-use corner property arranged as a ground floor shop and three self-contained flats. Full planning consent has been granted for the conversion of the ground floor shop into an additional 2-bedroom flat.

SOLD FOR £381,000

LOT
3



Guide Price: **£450,000+**

44 Old Gloucester Road, Frenchay, Bristol BS16 1QW

Substantial Detached Property on a 0.27 Acre Plot

A substantial detached dormer bungalow occupying a generous plot of approximately 0.27 acres, situated on the popular Old Gloucester Road in Frenchay. The property is currently arranged to provide 3 bedrooms plus a large loft room and 3 reception rooms. The flexible accommodation would benefit from some cosmetic updating and there is huge scope to add value.

SOLD FOR £490,000

LOT
4



Guide Price: **£220,000+**

2 Pound Road, Kingswood, Bristol BS15 4RB

Development Opportunity - Planning for 2 Large Flats

An exciting development opportunity comprising a 3-bedroom semi-detached house occupying a substantial corner plot. Full planning consent has been granted for a two storey side extension to facilitate the conversion of the property into two large 2-bedroom flats with parking and gardens for each. The existing house has been stripped out ready to implement the approved planning consent.

AVAILABLE

LOT
5





Guide Price: **£275,000+**

25 Victoria Road, Hanham, Bristol BS15 3QJ

Substantial 3-Bedroom Detached Chalet Bungalow

An exceptionally spacious 3 bedroom double fronted detached chalet bungalow (over 1500 sq ft) which is now in need of some updating. The property occupies a large plot and benefits from a substantial detached double length garage/workshop with utility room and WC. Situated on Victoria Road, easy access is provided to a wide range of local amenities on Hanham High Street.

SOLD FOR £406,000

LOT
6



Guide Price: **£200,000+**

54 Greenbank Road, Greenbank, Bristol BS5 6EY

Two Bedroom Terraced House for Refurbishment

A mid-terraced two bedroom house in need of complete renovation, situated in the ever popular area of Greenbank with easy access provided to the city centre and a range of local amenities on St Marks Road. An exciting opportunity for builders and developers.

SOLD FOR £215,000

LOT
7



Guide Price: **£295,000+**

10 The Plain, Thornbury, Bristol BS35 2AG

Substantial Grade II Listed Property with Hugh Potential

A substantial and attractive Grade II listed period property, situated in a prime position in the heart of the market town of Thornbury. The property is currently arranged to provide a ground floor Osteopathic Clinic with basement storage and a substantial 2/3-bedroom maisonette above. The property offers potential for conversion into a fantastic residential townhouse (subject to obtaining the necessary consents).

SALE AGREED

LOT
8



Guide Price: **£140,000+**

8 & 8a Baltic Place, Pill, Bristol BS20 0EJ

Commercial Investment - Let Producing £14,124pa

AA single storey end of terrace and extended shop of approximately 1,450 sq ft, situated in an established shopping precinct in Pill, providing easy access to Bristol and the M5. The shop benefits from suspended office ceilings, part UPVC double glazing and rear access. The property is let on a 5 year term from September 2019 at £14,124 per annum and is offered for sale as a freehold commercial investment.

SOLD FOR £188,000

LOT
9



Guide Price: **£170,000+**

30a Gerrard Close, Filwood Park, Bristol BS4 1UH

Very Impressive Newly Built 2-Bedroom End Terrace House

Immaculate and very spacious newly built house situated in a quiet cul de sac position. This impressive property offers a large open plan fully fitted kitchen/living room, 2 double bedrooms, good size garden and an off street parking space. This is a perfect buy to let property or first time home.

WITHDRAWN PRIOR

LOT
10



Guide Price: **£460,000+**

2 Stanley Cottages, Stock Gifford, Bristol BS7 9YU

Beautifully Presented 5-Bed HMO - Let Producing £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.

POSTPONED

LOT
11



Guide Price: **£150,000+**

Woodlands Hall, Woodlands Road, Clevedon BS21 7QD

Former Church Hall (Approx. 1,620 SQ FT)

A rare opportunity to purchase a well-presented detached former church hall of approximately 1,620 sq ft benefiting from gas central heating, kitchen and toilet facilities. Situated in a central position in Clevedon, the property would suit a variety of leisure/community uses or a place of worship. There may also be scope for residential development, subject to obtaining the necessary consents.

SOLD PRIOR FOR £173,000

LOT
12



Guide Price: **£250,000+**

The Old Dairy, Gaunt's Earthcott Lane, Almondsbury BS32 4JR

Detached Unconverted Barn - Planning for 4-Bed House

A rare opportunity to purchase a substantial unconverted barn with planning consent granted to create a fantastic 4-bedroom family dwelling. The property occupies a level plot of approximately 0.25 acres in the delightful rural hamlet of Gaunt's Earthcott, just outside Almondsbury on the northern fringes of Bristol.

SOLD FOR £414,000

LOT
14



Guide Price: **£475,000+**

Oak Hall, Gaunt's Earthcott Lane, Almondsbury BS32 4JR

Detached 4-Bedroom Farmhouse ready for Finishing

An impressive and deceptively spacious 4 bedroom detached farmhouse which has been partially renovated and now requires a buyer to complete the project to create a delightful family residence. The extensive accommodation (nearly 3,000 sqft) is arranged to provide 3 reception rooms plus a large kitchen/breakfast room.

SOLD FOR £526,000

LOT
15



Guide Price: **£25,000-£30,000**

Land rear of The Old Dairy, Gaunt's Earthcott Lane, Almondsbury BS32 4JR

Level Parcel of Land - Approx 2.03 Acres

A level rectangular parcel of land measuring approximately 2.03 acres, situated in a delightful rural location just outside Almondsbury. The land benefits from frontage onto the concrete access road and mains water will be available.

SOLD FOR £30,000

LOT
16





Guide Price: **£500,000+**

12 Cotham Hill, Botham, Bristol BS6 6LF

Mixed-Use Investment - Let at £48,500pa

A fantastic mixed-use investment property comprising a ground floor shop with a spacious maisonette above that is arranged as a 6-Bedroom HMO. This high-yielding investment is fully let producing £48,500 per annum and is situated in a prime position on Cotham Hill within close proximity to Whiteladies Road and Clifton Down Shopping Centre.

POSTPONED

**LOT
17**



Guide Price: **£5,000-£10,000**

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.

SOLD FOR £15,500

**LOT
18**



Guide Price: **£220,000+**

391 Bath Road, Arncliffe, Bristol BS4 3EU

Period Property Arranged as 2 Flats - Ideal Investment

A mid-terraced period property that is currently arranged as two self-contained flats. The property is in need of refurbishment throughout and offers excellent rental potential or a superb break-up opportunity. Situated in a convenient location on Bath Road in Arncliffe, excellent transport links are provided to Bristol and Bath. An ideal opportunity for builders, developers and investors.

SOLD FOR £269,000

**LOT
19**



Guide Price: **£165,000+**

15 Frampton Crescent, Fishponds, Bristol BS16 4JA

3-Bedroom Semi-Detached House for Refurbishment

A 3 bedroom semi-detached house in need of modernisation, situated in a convenient location in Fishponds. The property benefits from a front garden with potential to create off-street parking (subject to consents) and an enclosed garden to the rear. A fantastic opportunity for developers, investors and private buyers alike.

SOLD FOR £196,000

**LOT
20**



Guide Price: **£130,000+**

90b City Road, St Pauls, Bristol BS2 8UH

First Floor 1-Bed Flat - Ideal Buy to Let or First Time Buy

A first floor one-bedroom flat in an attractive period building in St Pauls. The property has been tenanted in recent years, would benefit from some updating and is ideally located for easy access to the city centre and Stokes Croft. The property is to be sold with vacant possession and would make an ideal buy to let investment or first time buy.

SOLD PRIOR FOR £150,000

**LOT
21**



23 Beaconsfield Road, St George, Bristol BS5 8ET

Two-Bedroom House for Refurbishment

A mid-terraced two bedroom house in need of refurbishment, situated in a highly sought after residential location in St George. The property comprises a lounge and open-plan kitchen/diner on the ground floor with two double bedrooms and a bathroom on the first floor. There is a good-sized garden to the rear with potential to extend and/or create a home office, subject to consents.

**LOT
22**

Guide Price: **£200,000-£225,000**

SOLD FOR £225,000



Garage Site on Jockey Lane, St George, Bristol BS5 8NZ

Garage Site Comprising 18 Lock-Up Garages

A level garage site comprising 18 lock-up garages (one full rank of 14 garages and 4 garages in the opposing rank), situated at the end of a quiet residential cul de sac in St George. The garages are fully-let producing £13,380 per annum with potential to increase to circa £16,200 per annum. The site is ideally positioned for access to St George, Kingswood and Hanham.

**LOT
23**

Guide Price: **£175,000+**

SOLD FOR £195,000



Land rear of 168 Henleaze Road, Henleaze, Bristol BS9 4NE

Detached Garage/Store with Potential

A level parcel of land measuring approximately 63 sq m that is currently occupied by a detached garage/store. The property is situated in an ideal location just off Henleaze Road and offers potential for a variety of different uses, subject to obtaining the necessary planning consents. A superb opportunity for local residents seeking garaging or storage or for speculative developers.

**LOT
24**

Guide Price: **£40,000 - £50,000**

POSTPONED



18 & 18A Bellevue Road, St George, Bristol, BS5 7PG

2 x 1-Bed Flats - Ideal Investment or Break-up Opportunity

A freehold corner property arranged as two well-presented one bedroom flats, situated in a popular residential location in St George. The flats are currently let producing a total annual income of £14,340 with potential to increase to circa £18,000 per annum. The ground floor flat benefits from a courtyard garden to the rear and both flats are fitted with modern kitchens and bathrooms.

**LOT
25**

Guide Price: **£235,000+**

SOLD PRIOR FOR £255,000

REMOTE ONLINE, PROXY & TELEPHONE BIDDING PROCEDURE

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:

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.