

MAGGS & ALLEN

Land & Property Auction

18 February 2021 | 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.

SOLD FOR £199,000

LOT
1



Guide Price: **£330,000+**

Development Site at Mount Pleasant, Wotton-Under-Edge
GL12 7JS

Development Site - Planning Granted for 5 x 3-Bedroom Houses

A cleared development site measuring approximately 0.14 acres with full planning consent granted for the erection of five 3-bedroom houses with parking and gardens. The site is situated in a pleasant residential location and provides easy access to the centre of Wotton-Under-Edge. An ideal opportunity for builders and

SOLD PRIOR

LOT
2



Guide Price: **£230,000+**

32 Eagle Road, Brislington, Bristol BS4 3LJ

Development Opportunity - Potential for Residential Conversion

A former opticians arranged over 2 floors with rear garden and garage offering potential for conversion back to a family house or an HMO, subject to consents. The property is situated on Eagle Road in Brislington providing easy access to Bristol Temple Meads and Bristol city centre. Offered for sale on a freehold basis with vacant possession.

SOLD FOR £315,000

LOT
3



Guide Price: **£70,000 - £80,000**

Land adj. 2 Hengrove Avenue, Hengrove, Bristol BS14 9TB

Building Plot - Planning Granted for a 2-Bedroom House

A level building plot with full planning consent granted for the erection of a modern and spacious 2-bedroom detached house with front and rear gardens. The proposed two storey house has been tastefully designed to maximise natural light and features a fantastic open-plan kitchen/dining/living area to the rear with doors onto the garden.

SOLD PRIOR

LOT
4



Guide Price: **£40,000 - £50,000**

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.

SOLD PRIOR

LOT
5





423 Wells Road, Knowle, Bristol BS4 2QW

End Terraced Period House for Updating

An end of terrace 2-bedroom period house, situated in a convenient location in Knowle with excellent transport links to Bristol city centre. The property benefits from 2 double bedrooms, an upstairs bathroom, basement and a good sized rear garden. Having been tenanted in recent years, the property would benefit from some cosmetic improvements and is now being sold with vacant possession.

LOT
6

Guide Price: **£200,000+**

SOLD FOR £212,000



Unit 10 Coped Hall Business Park, Royal Wootton Bassett

Modern Two Storey Office Building with 9 Parking Spaces

A modern and immaculately presented two storey purpose built office building of approximately 3,379 sq ft (GIA). The unit benefits from 9 allocated parking spaces and is ideally located for easy access onto the the M4 motorway and the centre of Royal Wootton Bassett. The property is to be sold with vacant possession and offers a potential rental income of circa £35,500 per annum. A superb opportunity for investors and owner occupiers alike.

LOT
7

Guide Price: **£300,000+**

SOLD FOR £416,000



87 Bridgwater Road, Bedminster Down, Bristol BS13 7AX

Recently Renovated Period Cottage

An attractive, semi-detached period cottage that has recently undergone a full program of renovation works. This 3-bedroom property has been extended at ground floor level to create a fantastic and well-equipped modern kitchen and spacious living accommodation. Further benefits include gas central heating, double glazed windows and doors and two allocated parking spaces. An ideal opportunity for investors and private buyers.

LOT
8

Guide Price: **£200,000 - £225,000**

SOLD FOR £243,000



2a New Queen Street, Kingswood, Bristol BS15 1BG

Single Storey Commercial Premises with Parking

A single storey commercial premises of approximately 544 sq ft fronting New Queen Street in Kingswood. The property was last used as a clinic/shop and benefits from toilet and kitchen facilities and a forecourt to the front providing off-street parking. The site offers potential for a variety of uses or redevelopment, subject to obtaining the necessary consents. To be sold with vacant possession.

LOT
9

Guide Price: **£75,000+**

SOLD FOR £107,500



30 Old Church Road, Clevedon BS21 6LY

Substantial Mixed-Use Investment

A substantial mixed-use investment property comprising an established ground floor takeaway with a self-contained 4-bedroom HMO above. The takeaway is let at £12,500 per annum and whilst the HMO is currently part let, once fully occupied we would anticipate a potential annual rent in the region of £35,000 per annum. A fantastic investment opportunity in a prominent position in the centre of Clevedon.

LOT
10

Guide Price: **£325,000+**

SOLD PRIOR



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

LOT
11

Newley Constructed 3-Bedroom 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.

Guide Price: **£170,000+**

WITHDRAWN PRIOR



166 Gloucester Road, Patchway, Bristol BS34 5BG

LOT
12

Development Opportunity - Planning Granted for 9 Flats

A substantial detached office building (approx. 3,830 sq ft) with prior approval/planning consent granted to convert/extend to create a residential development comprising 9 self-contained apartments with allocated parking. The property is conveniently located for access to the M4 & M5 motorways as well as a wide range of employers including Rolls Royce and Airbus. A superb opportunity for builders and developers.

Guide Price: **£475,000+**

SOLD PRIOR



2 Pound Road, Kingswood, Bristol BS15 4RB

LOT
14

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.

Guide Price: **£220,000+**

SALE AGREED PRIOR



35 Montpelier Court, Station Road, Montpelier, Bristol BS6 5EA

LOT
15

Modern Ground Floor Office with Planning to Convert

An exciting development opportunity comprising a self-contained office suite with Prior Approval granted for conversion into a 1-bedroom residential apartment. The property is situated in a popular location just off Cheltenham Road within the modern 'Montpelier Court' development. Easy access is provided to a wide range of local amenities on Cheltenham Road/Gloucester Road and Montpelier train station is located approximately 50 yards away. Ideal for investors, builders and developers.

Guide Price: **£115,000+**

SOLD FOR £139,000



17 Midland Road, Old Market, Bristol BS2 0JT

LOT
16

Substantial Freehold Property - Huge Potential

A mid-terraced freehold property arranged over three floors with additional basement, situated in a prominent position on Midland Road in Old Market. An excellent opportunity for commercial use, conversion into flats or a mixed-use development with potential for an additional storey, subject to obtaining the necessary consents. developers.

Guide Price: **£295,000+**

POSTPONED PRIOR





Guide Price: **£325,000+**

33 Beach Road West, Portishead BS20 7HX

Substantial Detached House for Complete Renovation

An extremely rare opportunity to purchase a detached three-storey Victorian house in need of complete renovation, situated in a fantastic location in Portishead. The property occupies a substantial plot of approximately 0.2 acres and being in an elevated position, benefits from far reaching views across the Severn Estuary. Potential to create a fine family home. Alternatively, the existing property could be demolished and replaced with 1 or 2 new dwellings, subject to obtaining the necessary consents.

SOLD FOR £716,000

LOT
17



Guide Price: **£500,000+**

12 Cotham Hill, Cotham, 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.

SOLD PRIOR

LOT
18



Guide Price: **£235,000+**

1A & 2 Stillhouse Lane, Bedminster, Bristol BS3 4EB

Mixed-Use Building with Potential for Redevelopment

A two storey mixed-use premises that is currently arranged to provide a ground floor workshop with a 2/3 bedroom flat above and an additional large single storey garage/workshop to the side. The property offers excellent scope for redevelopment and plans have been produced for the demolition of the existing buildings and the erection of a new three storey building comprising three flats. and investors.

SOLD FOR £302,000

LOT
19



Guide Price: **£220,000+**

Restholme, Novers Hill, Bedminster, Bristol BS3 5QU

Spacious Semi-Detached House - Potential for HMO

A three bedroom semi-detached house, situated on the borders of Bedminster and Novers Hill in South Bristol. The property occupies in elevated position and benefits from an extensive tiered garden to the rear. Having been tenanted in recent years (rented as a 4-bedroom house), the property would benefit from some minor updating and offers scope for HMO use as well as a family house.

POSTPONED PRIOR

LOT
20



Guide Price: **£160,000+**

1 & 3 Church Hill, Brislington, Bristol BS4 4LT

Substantial 5-Bedroom Property - Potential HMO Use

A substantial end of terrace 5-bedroom period property in need of refurbishment. The property is conveniently located just off the A4 Bath Road and provides excellent transport links to both Bristol and Bath. Having been tenanted in recent years, the property is now offered for sale with vacant possession and offers superb rental potential (circa £22,500 - £24,000 per annum) as an HMO.

SOLD PRIOR

LOT
21



Garage Site rear of 40 Alexandra Road, Yeovil BA21 5AL

LOT
22

Freehold Garage Site - 17 Lock-Up Garages

A freehold garage site situated in a residential location in Yeovil. Ten of the garages are currently let producing circa £6,420 per annum and the remaining seven garages are currently vacant. A number of the garages are currently let below market value and there is excellent scope to increase the rental return from these and the vacant garages.

Guide Price: £80,000-£100,000

SOLD FOR £105,000

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.

