



# MAGGS & ALLEN

## Auction Results

25 March 2021 AUCTION | 6.00pm



### LIVE ONLINE AUCTION

Register to bid remotely online,  
by Proxy or Telephone





77 Kings Drive, Stoke Gifford, Bristol BS34 8RQ

**Modern 2 Bedroom House with Garage**

Modern and spacious two double-bedroom house in need of some updating in the popular location of Kings Drive in the heart of Stoke Gifford. This is perfect as a Buy To Let investment or for a First Time Buyer. Further benefits include a private rear garden, garage, double glazing and gas central heating

LOT  
1

Guide Price: **£175,000+**

**SOLD FOR £244,000**



Garage adj. to 1 Foxcote Road, Bedminster, Bristol BS3 2DA

**Detached Lock-Up Garage in Prime Location - Ideal for Parking/Storage**

A rare opportunity to purchase a larger than average detached garage, situated in a popular residential street within close proximity to North Street in Bedminster. The property benefits from a pitched, tiled roof providing additional storage space and sliding wooden doors to the front. Ideal for parking or secure storage, the property will be of interest to local residents sand builders.

LOT  
2

Guide Price: **£30,000-£40,000**

**POSTPONED PRIOR**



13 Anstey's Road, Hanham, Bristol BS15 3DX

**2/3 Bedroom Cottage Requiring Finishing Refurbishment Works**

An attractive 2/3 bedroom period cottage requiring finishing works, situated in a convenient residential location within close proximity to Hanham High Street. The property has undergone extensive renovation in recent years and now requires further works to complete. This cottage benefits from a substantial garden to the rear and garage to the side. An exciting opportunity for builders, developers and private buyers alike.

LOT  
3

Guide Price: **£225,000+**

**SOLD FOR £256,000**



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

**Substantial Workshop with 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.

LOT  
4

Guide Price: **£110,000+**

**SOLD FOR £156,000**



Garden Flat, 170 Gloucester Road, Bishopston, Bristol BS7 8NU

**One Bedroom Garden Flat - Ideal Buy to Let Investment**

A self-contained one-bedroom garden flat with an enclosed private courtyard situated just off the west side of Gloucester Road in Bishopston. The property benefits from its own entrance accessed from Hatherley Road and would make an ideal buy to let investment. The flat is situated in a highly convenient location with a wide range of shops, restaurants and cafes on the doorstep.

LOT  
5

Guide Price: **£130,000+**

**SOLD PRIOR**





Restholme, Novers Hill, Bedminster, Bristol BS3 5QU

LOT  
6

**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 an 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, subject to consents. An ideal opportunity for investors and private buyers alike.

Guide Price: **£200,000-£225,000**

**AVAILABLE**



155 Sylvia Avenue, Lower Knowle, Bristol BS3 5DA

LOT  
7

**Three Storey Period House for Modernisation**

A fantastic three storey period house, situated on a highly sought after road in Lower Knowle within close proximity to Victoria Park. This 3-bedroom house is in need of refurbishment and includes a large unconverted basement, a good-sized garden and garage to the rear. A superb opportunity for developers and private buyers looking to secure a fine family home in this popular street.

Guide Price: **£365,000+**

**SOLD PRIOR**



32 Harden Road, Stockwood, Bristol BS14 8PW

LOT  
8

**One Bedroom Flat Producing approximately £8,268 per annum**

A well-presented one bedroom top floor flat, situated in a convenient location on Harden Road in Stockwood. We understand that the property is currently let producing £8,268 per annum making this a fantastic high-yielding investment. An ideal opportunity for Buy-To-Let investors looking for a high income rental property.

Guide Price: **£85,000-£95,000**

**POSTPONED PRIOR**



Well Cottage, The Common, Patchway, Bristol BS34 6AL

LOT  
9

**Substantial Property with Potential for Sub-Division/HMO use**

A substantial period property that is currently arranged to provide a semi-detached period cottage with additional single storey side extension and a detached one-bedroom cottage. The property offers scope for conversion into three separate dwellings or a large HMO (subject to consents) or would make a fine home with annexe for a large or extended family. Further benefits include a substantial garden and off-street parking for several vehicles.

Guide Price: **£450,000+**

**SOLD PRIOR**



36 Downend Road, Fishponds, Bristol BS16 5AW

LOT  
10

**Five Bedroom Student Let Producing £25,200 per annum**

An extended and well-presented period house that is currently arranged as a fully licensed 5-bedroom HMO, let to students producing £25,200 per annum. The property also offers potential to create a sixth bedroom and is already licensed for 6 households. There is a large garden to the rear with an additional parcel of land that may offer potential for further development, subject to consents.

Guide Price: **£295,000+**

**SOLD FOR £315,000**



11 Market Square, Crewkerne TA18 7LE

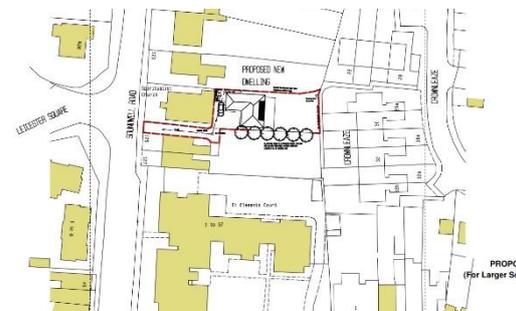
LOT  
11

**Two Storey Commercial Unit - Ideal Investment Opportunity**

A ground and basement level shop/office of approximately 812 sq ft, situated in a prime position in the attractive market town of Crewkerne. The property is offered for sale with vacant possession and presents an excellent opportunity for investors and owner occupiers. The self-contained commercial premises benefits from a prominent retail frontage, kitchen and toilet facilities

Guide Price: £65,000-£75,000

**SOLD FOR £90,000**



Land rear of 125 Soundwell Road, Soundwell, Bristol BS16 4RD

LOT  
12

**Building Plot with Planning Granted for a 2-Bed Detached Bungalow**

A level parcel of land measuring approximately 378sqm with planning permission granted for the erection of a detached 2-bedroom bungalow with off-street parking and garden. The site is situated in a popular residential location with access via a lane running adjacent to 125 Soundwell Road.

Guide Price: £70,000-80,000

**WITHDRAWN PRIOR**



14-16 Rockleaze Avenue, S|neyd Park, Bristol BS9 1NG

LOT  
14

**Residential Development Opportunity in Prime Position.**

A truly unique opportunity to purchase two adjoining residential properties set behind a beautiful Gothic archway and surrounding a central cobbled courtyard. Comprising of an existing two bedroom mews cottage and a separate one bedroom apartment, the property is in need of complete renovation and offers excellent scope for a variety of residential development opportunities. Full planning consent has been granted for part-demolition/part-extension to create an impressive modern house of 1,997 sq ft and the creation of an additional basement level. Alternatively, the existing two dwellings could be retained as such and refurbished/reconfigured.

Guide Price: £500,000+

**SOLD PRIOR**



18-20 Gilda Parade, Whitchurch, Bristol BS14 9HY

LOT  
15

**Freehold Tenanted Shop with further Ground Rents and Potential Plot**

Investment opportunity comprising a freehold tenanted shop, ground rents (for the 4 flats above and a further commercial unit), and a potential building plot to rear. The shop, trading as Marco's Barbering Lounge, is let at £7,000pa on a 7 year term, and the ground rents provide for a further income of £500pa.

Guide Price: £75,000+

**SOLD PRIOR**



62 Coronation Road, Southville, Bristol BS3 1AR

LOT  
16

**Freehold Block of 4 Flats with Potential Building Plot to the Rear**

Freehold block of 4 self-contained flats (1 x 1-bed flat and 3 x 2-bed flats), situated in a prime location on Coronation Road in Southville. The property also benefits from a garden and garage to the rear that previously benefited from planning consent for the erection of an additional 2-bedroom mews house. The existing flats would benefit from modernisation and offer superb rental potential or could be broken up and sold off individually.

Guide Price: £650,000+

**POSTPONED PRIOR**





Ground & Basement Maisonette, 82 Kingsdown Parade, Kingsdown, Bristol BS6 5UQ

LOT  
17

**Substantial 3-Bedroom Maisonette with Private Garden for Renovation**

A substantial 3-bedroom maisonette (approx. 1,100 sq ft) occupying the ground and basement levels of this attractive Grade II listed Georgian townhouse in Kingsdown. The property is in need of complete renovation and benefits from a private 45 ft south-east facing rear garden.

Guide Price: **£295,000+**

**SOLD FOR £330,000**



17 Midland Road, Old Market, Bristol BS2 0JT

LOT  
18

**Substantial Freehold Property - Hugh 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, subject to obtaining the necessary consents. The property is to be sold with vacant possession and is in need of refurbishment throughout. Ideally suited to builders, investors and developers.

Guide Price: **£295,000+**

**WITHDRAWN**



26 Chiphouse Road, Kingswood, Bristol BS15 4TS

LOT  
19

**Three Bedroom Semi-Detached House with Garage for Modernisation**

A three-bedroom semi-detached house in need of modernisation, situated in a popular location on Chiphouse Road in Kingswood. The property benefits from an extended kitchen to the rear, off-street parking, a garage and a good -sized rear garden. An ideal opportunity for builders, investors and private buyers seeking a project.

Guide Price: **£225,000+**

**SOLD FOR £250,000**



211 Soundwell Road, Kingswood, Bristol BS15 1PT

LOT  
20

**Substantial Corner Property with Potential for Redevelopment**

A substantial mixed-use property measuring approximately 2,300 sq ft, arranged as a double fronted shop with rear stores and first floor offices. Occupying a good-sized corner plot, the property benefits from off-street parking to the side/rear and offers potential for a range of residential development schemes, subject to obtaining the necessary consents. Easy access is provided to a wide range of local amenities in Kingswood and Staple Hill.

Guide Price: **£235,000+**

**SOLD FOR £310,000**



2 Pound Road, Kingswood, Bristol BS15 4RB

LOT  
21

**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+**

**SOLD PRIOR**

# 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](http://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.**

