



MAGGS & ALLEN

Auction Results

6 May 2021 | 6.00pm



LIVE ONLINE AUCTION

Register to bid remotely online,
by Proxy or Telephone





5 Whitehall Gardens, St George, Bristol BS5 7BN
Victorian 3 Bedroom House in need of Updating

LOT
1

An attractive and spacious 3 bedroom Victorian house situated on a sought after road. The property has been rented for many years and now requires some updating. Popular location within close proximity to local amenities including Whitehall Primary School and St Georges Park.

Guide Price: **£225,000+**

SOLD FOR £263,000



The Old Surgery, 12 High Street, Thornbury, Bristol BS35 2AQ
Former Surgery with Planning Pending for Conversion into a 2-Bed House

LOT
2

An attractive two storey former surgery/office building, situated in the grounds of the impressive Park House, just off the High Street in Thornbury. A full planning application and a listed building consent application have been submitted for the conversion of the building into a self-contained 2-bedroom house with two parking spaces and a planning decision is expected in mid-April.

Guide Price: **£125,000+**

SOLD FOR £184,000



Garage adj. 1 Foxcote Road, Bedminster, Bristol BS3 2DA
Detached Lock-Up Garage in Prime Location - Ideal for Parking/Storage

LOT
3

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 and builders.

Guide Price: **£20,000-£30,000**

SOLD PRIOR



Gotley House, Water Lane, Brislington, Bristol BS4 5AW
Substantial Grade II Listed 5-Bedroom Period House

LOT
4

A substantial five bedroom Grade II listed semi-detached house, tucked away in a secluded location just off the A4 Bath Road in Brislington. This three-storey residence offers very generous living accommodation (approx. 2,800 sq ft!) and retains a wealth of period features including feature fireplaces, sash windows and stripped wooden floorboards. Further benefits include a large games room, gardens to the front, side and rear and two off-street parking spaces.

Guide Price: **£450,000+**

SOLD PRIOR



36 Downend Road, Fishponds, Bristol BS16 5AW
5-Bedroom HMO - Fantastic Buy to Let Investment

LOT
5

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. The property is conveniently located for access to an wide range of local amenities.

Guide Price: **£285,000+**

SOLD PRIOR





Guide Price: **£150,000+**

13 Redcatch Road, Knowle, Bristol BS4 2EP

Mixed-Use Property with Development Potential

A mixed-use property comprising a ground floor retail unit with 1 bedroom maisonette above and behind offering potential for conversion to a family house or 2 flats, subject to consents. The property is situated on Redcatch Road, Knowle providing easy access to Bristol Temple Meads and Bristol City Centre. Offered for sale on a Freehold basis with vacant possession.

SOLD FOR £200,500

LOT
6



Guide Price: **£120,000+**

17 Quarry Mead, Alveston, Bristol BS35 3JN

Non-Traditional Construction 3-Bedroom House on a Large Corner Plot

A 3-bedroom end terraced house of non-traditional construction that is in need of modernisation. Occupying a generous corner plot, the property is arranged to provide two reception rooms and three bedrooms. The property is situated at the end of a residential cul de sac in a popular location in Alveston.

SOLD PRIOR

LOT
7



Guide Price: **£185,000+**

61B Arbutus Drive, Coombe Dingle, Bristol BS9 2PW

Ultra Modern Detached Property - Fantastic Rental Investment

A truly unique and ultra modern one-bedroom property situated in a fabulous location on the edge of the Blaise Castle Estate. This newly constructed property has been finished to an exceptionally high standard and includes a superb split-level outdoor area with enclosed deck and a hot tub, ideal for entertaining. A great buy to let/Air BnB investment or first time buy.

WITHDRAWN PRIOR

LOT
8



Guide Price: **£235,000+**

71 Cottrell Road, Eastville, Bristol BS5 6TL

Three Bedroom Semi-Detached House for Modernisation

A 3-bedroom semi-detached house in need of modernisation, situated in a highly convenient location in Eastville. The property benefits from a driveway providing off-street parking for two vehicles, a good-sized garden and a detached garage to the rear. A fantastic opportunity for investors, developers and private buyers alike.

SOLD PRIOR

LOT
9



Guide Price: **£550,000+**

39 Milford Street, Southville, Bristol BS3 1EE

Substantial 5-Bedroom Renovation Project

An attractive and spacious three storey townhouse (approx. 1,974 sq ft), situated on what is possibly Southville's most sought after street. The property offers outstanding potential to create one of the most desirable homes in the area. Work has been commenced and now requires finishing to complete this 5-bedroom house (including 3 large doubles), 2 bath/shower rooms, and a large (590 sqft) block-built extension with vaulted ceiling providing what will become a delightful open plan kitchen/diner/living space. The house additionally benefits from a good sized South facing garden and the added rarity of a large block-built garage/workshop.

SOLD PRIOR

LOT
10



32 Harden Road, Stockwood, Bristol BS3 1EE

LOT
11

Well-Presented one-Bedroom Flat - Let at £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+**

WITHDRAWN PRIOR



52 Airport Road, Hengrove, Bristol BS14 9TA

LOT
12

3-Bedroom Semi-Detached House for Cosmetic Updating

A good-sized 3-bedroom semi-detached house, situated in a convenient location on Airport Road in Hengrove. The property benefits from a driveway providing off-street parking and offers scope to add value through a programme of cosmetic updating. An ideal opportunity for investors, developers and private buyers alike.

Guide Price: **£240,000+**

SOLD PRIOR



42 Claremont Street, Easton, Bristol BS5 0UJ

LOT
14

Attractive 3-Bedroom Terraced House - Ideal for Investors/Private Buyers

An attractive mid-terraced period house, situated in a convenient residential location in Easton. This charming 3-bedroom property retains many period features including stripped wooden floorboards, window shutters and a feature fireplace in the open-plan kitchen/diner. The house would benefit from some updating and offers excellent scope to add value and create a superb home. An ideal opportunity for investors, developers and private buyers alike.

Guide Price: **£225,000+**

SOLD FOR £290,000



2 Stanley Cottages, Stoke Gifford, Bristol BS7 9YU

LOT
15

Beautifully Presented 5-Bed HMO - Potential Rent £30,600 Per Annum

An immaculately presented and substantial semi-detached house that is arranged as a fully licensed 5-bedroom HMO. The property is partially let to professionals with a potential rent of £30,600 per annum once fully-let 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 finishes. The property is ideally located to attract renters working at the Ministry of Defence and UWE.

Guide Price: **£395,000+**

WITHDRAWN PRIOR



9 Roman Road, Easton, Bristol BS5 6DH

LOT
16

Substantial Corner Property with Large Garage/Workshop

A substantial two storey corner property that is currently arranged as a 3-bedroom house with spacious living accommodation, a rear courtyard and garage/workshop. The property is in need of renovation and offers scope for a variety of different uses including refurbishment as a large house, conversion to flats or an HMO (subject to consents). Situated in a popular residential location in Easton, easy access is provided to a wide range of local amenities on St Marks Road and excellent transport links to the City Centre and M32.

Guide Price: **£250,000+**

SOLD





155 Sylvia Avenue, Lower Knowle, Bristol BS3 5DA

LOT
17

Three Storey Period House for Refurbishment

A substantialA 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. Easy access is provided to a wide range of local amenities on Wells Road and St Johns Lane as well as the city centre.

Guide Price: **£365,000+**

SOLD PRIOR



The Telephone Exchange, Pennyquick, Newton St Loe, BA2 9BB

LOT
18

Former Telephone Exchange with Planning Granted for Residential Conversion

An exciting development opportunity comprising a detached stone built former telephone exchange occupying a plot of approximately 0.14 acres. Full planning has been granted to convert and extend the existing building to create three self-contained residential units for student accommodation. The property is situated in a highly convenient location for access to the centre of Bath.

Guide Price: **£100,000-£125,000**

SOLD FOR £188,000



Flat 2, 14 Clifton Road, Weston Super Mare BS23 1BL

LOT
19

High-Yielding One-Bedroom Investment Flat

A well-presented one bedroom ground floor flat that forms the rear section of a converted Victorian house. The property is situated in a highly convenient location on Clifton Road, adjoining the Weston-Super-Mare beach front. There is benefit from an enclosed garden to the rear that is split between the three flats occupying the building. The flat is currently let on a 12-month AST at £550PCM (£6,600pa) making this an excellent investment opportunity.

Guide Price: **£65,000+**

POSTPONED PRIOR



9 Coronation Avenue, Fishponds, Bristol BS16 3TS

LOT
20

Attractive 3-Bedroom House in need of Finishing Works

An attractive period double bayed house offering good-sized accommodation including 2 reception rooms and 3 bedrooms. Extensive renovation has already been carried out by the current owner and the house now requires finishing works. Situated in a lovely cul de sac position within walking distance of the shops and amenities on Fishponds Road.

Guide Price: **£250,000+**

SOLD FOR £305,000

COMING SOON

LOT
21



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

