



# MAGGS & ALLEN

## Auction Results

17 June 2021 | 6.00pm



### LIVE ONLINE AUCTION

Register to bid remotely online,  
by Proxy or Telephone





170 Newbridge Road, St Annes, Bristol BS4 4DS

### Large Victorian 3-Bedroom House for Refurbishment

Substantial Victorian 3 bedroom terraced house in need of modernisation, located on a sought after road which overlooks St Annes Wood and has views to the rear across St Annes Park. This house offers lots of potential and would make a superb family home.

LOT  
1

Guide Price: **£250,000+**

**SOLD FOR £327,000**



33 Charminster Road, Fishponds, Bristol BS16 3QZ

### 3-Bedroom End Terrace House & Building Plot

An exciting development opportunity comprising an existing end of terrace 3-bedroom house in need of cosmetic updating with planning consent pending for the erection of an additional 3-bedroom house to the side. The property is situated at the end of a residential cul de sac in Fishponds and provides easy access to a wide range of local amenities. The existing and proposed houses will benefit from off-street parking to the front and good-sized gardens to the rear. An ideal opportunity for builders and developers.

LOT  
2

Guide Price: **£330,000+**

**SOLD PRIOR**



Wick Road Garage, Wick Road, Brislington, Bristol BS4 4HF

### Working Garage on Corner Plot - Development Potential

A car repairs garage situated on a corner plot of approximately 225 sq m (2,420 sq ft) in a predominantly residential location in Brislington. The garage benefits from two working bays, an office and WC. The property is offered for sale with vacant possession and would be ideal for continued commercial use but also offers potential for residential redevelopment, subject to the necessary consents.

LOT  
3

Guide Price: **£230,000+**

**SOLD FOR £250,000**



Garage 2 Nursery Gardens, Brentry, Bristol BS10 6RL

### Single Lock-Up Garage in Popular Residential Location

A single lock-up garage with up and over door, situated in a rank of garages off Nursery Gardens in Brentry. The property would be ideal for parking or secure storage and is likely to be of interest to garage investors and local residents.

LOT  
4

Guide Price: **£8,000-£10,000**

**SOLD FOR £17,000**



50 High Street, Midsomer Norton, Bath BA3 2DL

### Two Storey Corner Property - Consent Granted for Conversion of First Floor to a 2-Bed Flat

A two storey end of terrace commercial premises arranged as a ground floor retail unit with offices on the first floor. The property benefits from planning consent for conversion of the first floor into a self-contained 2-bedroom flat. Situated in a prominent corner position on the High Street in Midsomer Norton, the property will be of interest to investors, developers and owner occupiers alike.

LOT  
5

Guide Price: **£95,000+**

**SOLD PRIOR**





Guide Price: **£525,000+**

The Old Barn at Manor Farm, Gaunt's Earthcott Lane,  
Almondsbury, Bristol BS32 4JR

LOT  
6

**Detached Barn for Conversion into a 5-Bed House & 15.49 Acres**

An extremely rare opportunity to purchase a substantial unconverted barn with consent granted to create a fantastic 5-bedroom family house. The property sits in a substantial plot extending to approximately 15.49 acres in the delightful rural hamlet of Gaunt's Earthcott, just outside Almondsbury on the northern fringes of Bristol. The property also includes the remains of a smaller detached barn that may be suitable for stables, garaging or a home office/annexe (subject to consents).

**POSTPONED PRIOR**



Guide Price: **£595,000+**

106 Church Lane, Backwell, Bristol BS48 3JW

LOT  
7

**Building Plot with Planning for 2 x 4-Bed Detached Houses**

An extremely rare opportunity to purchase a development site with full planning consent granted for the erection of two detached 4-bedroom family houses with parking and gardens in a prime location in Backwell. The site is currently occupied by a detached 3-bedroom house and garage that will need to be demolished in order to facilitate the development. Alternatively, the existing house could be renovated and extended (subject to consents) for those seeking a detached house in a generous plot.

**POSTPONED PRIOR**



Guide Price: **£250,000-£300,000**

9 Roman Road, Easton, Bristol BS5 6DH

LOT  
8

**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.

**SOLD PRIOR**



Guide Price: **£150,000+**

8 Regent Street, Kingswood, Bristol BS15 8JS

LOT  
9

**Freehold Shop/Office in a Prominent Position Let at  
£15,000PA plus further Ground Rent**

A three storey freehold property comprising a well presented shop of approximately 1,000 sq ft let to CJ Hole estate agents at £15,000 per annum (due to increase to £16,000 per annum from September 2022). The shop benefits from air conditioning, rear access and enjoys a prominent corner position on the Kingswood High Street. The maisonette above has been sold off on a 125 year lease and is subject to a ground rent of £125 per annum.

**SOLD FOR £192,000**



Guide Price: **£10,000-£15,000**

Garage J, Canford Lane, Westbury on Trym, Bristol BS9 3PH

LOT  
10

**Single Lock-Up Garage in a Popular Residential Location**

Single lock up garage with up and over door situated in a rank of garages off Canford Lane in Westbury on Trym. The garage is ideal for secure parking or storage.

**SOLD FOR £14,000**



Guide Price: **£240,000+**

56A & B Turtlegate Avenue, Withywood, Bristol BS13 8NW

**Modern Block of 2 x 2-Bedroom Flats**

A detached modern block of two self-contained 2-bedroom flats with parking and gardens. The purpose built flats are presented in excellent decorative order and would make a fantastic rental investment with a potential rent in the region of £19,080 per annum. Alternatively, the property presents an excellent break-up opportunity whereby the flats could be sold separately. A superb low-maintenance opportunity for investors.

**POSTPONED PRIOR**

LOT  
**11**



Guide Price: **£75,000-£85,000**

2 High Street, Congresbury, Bristol BS49 5JA

**Freehold, Ideal Buy to Let with Development Potential**

A freehold end of terrace property comprising a vacant ground floor shop of approximately 465 sq ft with an additional two storey annexe to the rear of approx. 540 sq ft. The freehold also includes a first floor flat although this been sold off on a leasehold basis with approximately 63 years remaining. The shop/annexe would suit both investors and owner occupiers, and also offers potential for residential conversion, subject to obtaining the necessary consents.

**SOLD PRIOR**

LOT  
**12**



Guide Price: **£65,000+**

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

**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.

**WITHDRAWN PRIOR**

LOT  
**14**



Guide Price: **£100,000-£125,000**

Land adjacent to 2 Silver Street, Midsomer Norton BA3 2HB

**Development Site - Planning for 4 Large 2-Bedroom Flats**

A freehold development site with full planning consent granted for the erection of a modern three storey block of 4 x 2-bedroom flats with parking and gardens. The site was previously used as a car park and is to be sold with vacant possession. Situated in a highly convenient and central location in Midsomer Norton, easy access is provided to a wide range of amenities in the town centre. An ideal opportunity for builders and developers.

**SOLD FOR £180,000**

LOT  
**15**



Guide Price: **£8,000-£10,000**

Garage at Concorde Drive, Brentry, Bristol BS10 6PY

**Single Lock-Up Garage in Secure Gated Compound**

A single lock-up garage with up and over door, situated in a secure, gated compound of 10 garages off Concorde Drive in Brentry. The property would be ideal for parking or secure storage and is likely to be of interest to garage investors and local residents.

**SOLD FOR £12,000**

LOT  
**16**





672 Filton Avenue, Filton, Bristol BS34 7JY

LOT  
17

**2 Flats (1 x 1-Bed & 1 x 2-Bed) - Let Producing £18,840PA**

A mid-terraced property arranged as two well-presented and self-contained flats (1 x 1-bedroom garden flat and 1 x 2-bedroom maisonette). The property benefits from a sub-divided garden and garage to the rear and is ideally located for access to UWE, the Ministry of Defence and other local employers. The flats are currently let producing a combined income of £18,840 per annum making this an excellent investment or break-up opportunity.

Guide Price: **£250,000+**

**SOLD PRIOR**



Studio Flat, 108 Clouds Hill Road, St George, Bristol BS5 7LQ

LOT  
18

**Well-Presented Studio Flat - Potential Rental Income of £6,300PA**

A self-contained ground floor studio flat situated in a convenient location on Clouds Hill Road providing excellent transport links to the City Centre and benefiting from local amenities within walking distance. The property is offered for sale with vacant possession with a potential rental income in the region of £6,300 per annum (£525 pcm). An ideal buy to let investment.

Guide Price: **£55,000-£65,000**

**SOLD PRIOR**



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

LOT  
19

**Modern Office - Planning to Convert to a 1-Bedroom Flat**

An exciting development opportunity comprising a well-presented ground floor office suite with Prior Approval granted for conversion into a 1-bedroom residential apartment with parking space to the front. 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.

Guide Price: **£125,000+**

**SOLD FOR £148,000**



23 Rannoch Road, Filton Park, Bristol BS7 0SA

LOT  
20

**House for Modernisation & Additional Building Plot**

An exciting development opportunity comprising an existing 3-bedroom semi-detached house in need of modernisation occupying a substantial corner plot. Full planning consent has been granted for the demolition of the existing single storey side extension and the erection of a new 3-bedroom house to be attached to the existing property. Each house will benefit from two two allocated parking spaces and gardens. Situated in the incredibly popular residential area of Filton Park, easy access is provided to a wide range of local employers.

Guide Price: **£395,000+**

**WITHDRAWN PRIOR**



Building Plot rear of 6 Harmony Drive, Portishead BS20 8DH

LOT  
21

**Building Plot in Prime Location (over 0.5 Acres) - Planning for a Detached House**

A delightful and secluded parcel of land measuring approximately 0.54 acres, tucked away to the rear of 6 Harmony Drive in Portishead. The land benefits from outline planning consent for the erection of a detached dwelling and offers a rare opportunity for builders, developers and self-builders to create a fine family house on a generous plot.

Guide Price: **£220,000+**

**SOLD FOR £285,000**



1-3 Passage Road, Westbury on Trym, Bristol BS9 3HN  
**Substantial Corner Property with Development Potential in the Heart of Westbury on Trym**

LOT  
22

A substantial corner property comprising a triple fronted ground floor restaurant (approx. 1,500 sq ft) with 2 spacious flats above( 1 x 2-bed flat and 1 x 4-bed flat). The property is in need of refurbishment and offers potential for complete redevelopment to provide a scheme of various flats, subject to obtaining the necessary consents. Alternatively, the property offers excellent rental potential as a mixed-use investment.

Guide Price: **£450,000+**

**POSTPONED PRIOR**



54 Sandy Park Road, Brislington, Bristol BS4 3PF  
**Two Large Flats with Parking for Modernisation**

LOT  
23

A freehold mid-terraced period property arranged as two self-contained flats (1 x 1-bedroom garden flat and 1 x 2-bedroom maisonette), situated in a highly convenient location on Sandy Park Road. The flats are in need of modernisation and benefit from a driveway providing off-street parking to the front. The property is to be sold with vacant possession and presents an ideal opportunity for investors and developers.

Guide Price: **£275,000+**

**SOLD FOR £316,000**

## Register to bid via Proxy, Telephone or Online



Proxy



Telephone



Remote Online

### 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.**