



# MAGGS & ALLEN

## Auction Results

29 July 2021 | 6.00pm



### LIVE ONLINE AUCTION

Register to bid remotely online,  
by Proxy or Telephone





Guide Price: **£235,000+**

38 Croomes Hill, Downend, Bristol BS16 5EH

**1930s Semi-Detached House for Renovation**

A three-bedroom semi-detached 1930s house in need of complete renovation, situated in a popular residential location in Downend. The property benefits from a 120 ft rear garden and a driveway to the front and side providing ample off-street parking. There is excellent scope to add value and potential to extend at the rear and/or convert the loft space, subject to consents. A fantastic opportunity for builders and developers to create a fine family house.

**SOLD FOR £396,000**

LOT  
1



Guide Price: **£240,000+**

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

**Block of 2 X 2-Bedroom Flats Let at £19,080 Per Annum**

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.

**SOLD PRIOR**

LOT  
2



Guide Price: **£110,000+**

The Coach House, Pembroke Road, Shirehampton, Bristol BS11 9SH

**Two Storey Coach House to Convert into 2-Bedroom Dwelling**

Former two storey coach house situated in a quiet residential location. Planning was granted in 2017 for conversion of the existing vacant building into a two bedroom house with courtyard, which has since lapsed. A new planning application to reinstate the planning consent has been submitted and is currently pending consideration.

**POSTPONED PRIOR**

LOT  
3



Guide Price: **£450,000+**

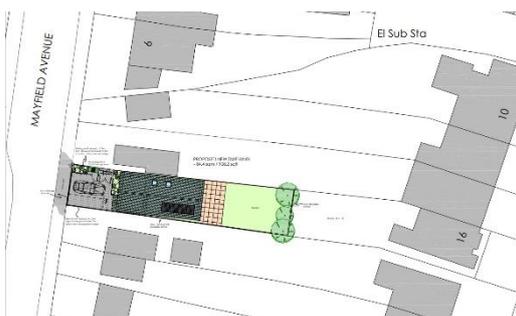
1-3 Passage Road, Westbury on Trym, Bristol BS9 3HN

**Substantial Corner Property with Development Potential**

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. The property is situated in a prominent position in the heart of Westbury-On-Trym.

**SOLD POST AUCTION**

LOT  
4



Guide Price: **£100,000-£125,000**

Land rear of 16 Berkeley Road, Fishponds, Bristol BS16 3LX

**Building Plot with Planning Granted for a 3-Bed House**

A level building plot with full planning consent granted for the erection of a 3-bedroom detached house with off-street parking and a garden to the rear. The plot fronts Mayfield Avenue in Fishponds and easy access is provided to a wide range of local amenities on Lodge Causeway and Fishponds Road. An ideal opportunity for builders and developers.

**SOLD FOR £136,000**

LOT  
5





305 Two Mile Hill Road, Kingswood, Bristol BS15 1AP

LOT  
6

**Mixed-Use Investment Property**

An exciting opportunity to purchase a mixed use investment on Two Mile Hill Road. The property comprises a well presented ground floor office/shop with a self contained flat above. While the flat is currently let on £525pcm we believe through modernisation there is potential to increase the rent to £795pcm. We would anticipate a rental income for the ground floor in the region of £10,800pa Therefore the potential gross annual rent when fully let is circa £20,340pa.

Guide Price: **£200,000-£225,000**

**SOLD PRIOR**



9 Seymour Road, Gloucester GL1 5PN

LOT  
7

**Detached House for Renovation on a Large Plot**

A 3-bedroom detached house in need of complete refurbishment occupying a substantial plot of approximately 0.12 acres. The property benefits from three reception rooms, a large loft room, parking to the side and a generous garden to the rear. An ideal opportunity for builders and developers to create a superb family house or alternatively, there may be scope to demolish the existing house and build a new development of flats and/or houses, subject to consents.

Guide Price: **£125,000+**

**SOLD FOR £227,000**



Country Cars, Badminton Road, Chipping Sodbury BS37 6LL

LOT  
8

**Substantial Car Showroom in Prominent Trading Position**

An immaculate, large car showroom of approximately 6,778 sq ft with additional forecourt, yard and canopy. We would anticipate a current market rent of £60,000pa for the site in it's current condition. The property would suit a variety of other commercial uses and may offer potential for residential development, subject to consents. A superb opportunity for commercial investors and developers looking to acquire a site in a prominent position.

Guide Price: **£500,000+**

**POSTPONED PRIOR**



64 West Hill, Portishead, Bristol BS20 6LR

LOT  
9

**Substantial Detached 6-Bedroom House on a 0.2 Acre Plot**

A substantial six-bedroom detached house set within a generous plot of approximately 0.2 acres in an elevated position with far reaching views towards the Severn Estuary. This delightful period cottage has been tastefully and substantially extended to create a superb family home of over 2,300 sq ft with hugely flexible and extensive living accommodation.

Guide Price: **£675,000+**

**AVAILABLE ON OPEN MARKET**



Garage rear of 2 Cross Street, Kingswood, Bristol BS15 1AD

LOT  
10

**Substantial Detached Garage/Workshop with Potential**

An exciting opportunity to purchase a substantial detached garage/workshop of approximately 905 sq ft, situated in a quiet residential location in Kingswood. The property benefits from road frontage, 3 phase power and an up and over garage door providing vehicular access. The property previously benefited from planning consent for external alterations including raising the roofline to create a more modern workshop unit. There may also be scope for residential redevelopment, subject to obtaining the necessary consents.

Guide Price: **£75,000-£85,000**

**SOLD PRIOR**



Land adj. 1 Alexandra Gardens, Staple Hill, Bristol BS16 4QJ

LOT  
11

**Building Plot - Planning Granted for a Detached House**

A level building plot with full planning consent granted for the erection of a detached one-bedroom house with integral garage and garden to the rear. The site is currently occupied by three lock-up garages and is situated in a popular residential location just off Soundwell Road. An ideal opportunity for builders and developers.

Guide Price: **£60,000-£70,000**

**SOLD PRIOR**



131 Stoke Lane, Westbury on Trym, Bristol BS9 3RW

LOT  
12

**Mixed-Use Investment in Westbury on Trym - Shop & Flat**

A mixed-use investment property comprising a ground floor shop of approx. 700 sq ft with an additional self-contained spacious first floor flat above. The property is currently let at £16,000pa although the lease is now up for renewal and the tenants would like to renew their lease term. Situated in a prominent position in a varied parade of shops on Stoke Lane, the property presents an excellent investment or potential break-up opportunity.

Guide Price: **£230,000+**

**SOLD PRIOR**



19 Bourne Close, Kingswood, Bristol BS15 8AY

LOT  
14

**3-Bedroom Semi-Detached House & Building Plot**

An exciting development opportunity comprising an existing end of terrace 3-bedroom house in need of updating with full planning consent granted for the erection of an additional 3-bedroom house to the side. The property is situated in a corner position in a quiet residential cul de sac 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 with gardens to the rear and a detached garage.

Guide Price: **£330,000+**

**SOLD PRIOR**



53 Marine Parade, Pill, Bristol BS20 0BP

LOT  
15

**Top Floor 2-Bedroom Flat Overlooking the River Avon**

A spacious top floor two bedroom flat in a purpose built block, situated in a delightful position with stunning views across the River Avon. The property is in need of some updating and benefits from a generous lounge/diner which takes advantage of the river views to the rear, a separate kitchen, two double bedrooms and a bathroom. A fantastic opportunity for first time buyers, developers and investors alike.

Guide Price: **£120,000+**

**SOLD PRIOR**



395-399 Bath Road, Arnos Vale, Bristol BS4 3EZ

LOT  
16

**Freehold Development Opportunity - 3 Terraced Properties**

A fantastic development opportunity comprising three terraced period properties that provide approximately 4,577 sq ft of mixed-use commercial/residential accommodation. The property is to be sold with vacant possession and offers potential for conversion/extension to provide a scheme of residential flats or houses (subject to obtaining the necessary planning consents) or would suit owner occupiers seeking their own commercial premises. Alternatively, the properties may offer scope for demolition and the erection of a new-build block of flats, again subject to consents.

Guide Price: **£500,000+**

**SOLD FOR £774,000**





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

LOT  
17

**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.

Guide Price: **£525,000+**

**POSTPONED PRIOR**



Garage Site r/o Dale Court, Sunningdale Road, Yeovil BA21 5LA

LOT  
18

**Freehold Garage Site - 9 Lock-Up Garages**

A freehold garage site comprising 9 lock-up garages with up and over doors, situated in a popular residential location in Yeovil. The site is arranged as two opposing ranks (5 garages in one and 4 in the other) with a central courtyard and access lane onto Sunningdale Road. A fantastic investment opportunity that may also offer potential for residential development, subject to consents.

Guide Price: **£65,000-£75,000**

**SOLD FOR £100,000**



Land adjacent to 96 Fosseyway, Clevedon BS21 5EL

LOT  
19

**Development Site - Planning for 3 Detached Houses**

A level development site of approximately 706 sq m with planning consent granted for the erection of three detached houses with associated parking. The site is situated in a popular residential location in Clevedon within walking distance to the town centre. One of the houses has been partly constructed but not yet completed and foundations have been excavated/partially laid for the remaining two houses. An ideal opportunity for builders and developers.

Guide Price: **£250,000+**

**SOLD FOR £336,000**



274 Lodge Causeway, Fishponds, Bristol BS16 3RD

LOT  
20

**3-Bedroom Victorian House in Need of Renovation**

A mid-terraced Victorian 3-bedroom house in need of complete renovation situated in a high street location in Fishponds. The property offers huge potential to create a superb family home or buy to let investment property. A superb opportunity for builders, investors and developers.

Guide Price: **£150,000+**

**SOLD FOR £203,000**



449 Gloucester Road, Horfield, Bristol BS7 8TZ

LOT  
21

**Freehold Mixed-Use Investment - Shop & Rear Flat**

A freehold mixed-use investment property comprising a ground floor retail unit with a large single storey two-bedroom flat to the rear. The property is situated in a prominent position on Gloucester Road and offers excellent rental potential as an ongoing investment. Alternatively, the shop and flat could be split and sold off separately.

Guide Price: **£195,000+**

**POSTPONED PRIOR**

# 100% SOLD IN JUNE

## TAKING ENTRIES FOR NEXT AUCTION ON:



### 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.**