

A stylized logo consisting of a blue diamond shape and a white triangle forming the letters 'W' and 'A' respectively.

MAGGS & ALLEN

Land & Property Auction

23 September 2021 | 6:00pm

AUCTION RESULTS





Guide Price: £175,000+

5 Perrys Lea, Bradley Stoke, Bristol BS32 0EE

Modern 2-Bedroom House for Updating

A modern and spacious 2 bedroom terraced house in need of updating situated in a popular location. A perfect opportunity for buy to let investors and first time buyers. Further benefits include a private rear garden, allocated parking, double glazing and gas central heating.

SOLD FOR £212,000

LOT
1



Guide Price: £425,000+

Cedar House, Charlton Common, Brentry, Bristol BS10 6LB

Detached Grade II Listed Property - 0.77 Acre Plot

An attractive Grade II listed period farmhouse occupying a substantial plot of approx. 0.77 acres. This substantial 5/6 bedroom property provides approximately 3,335 sq ft of accommodation and is in need of renovation throughout.

SOLD FOR £596,000

LOT
2



Guide Price: £525,000+

The Old Barn at Manor Farm, Almondsbury, Bristol BS32 4JR

Detached Barn for Conversion on 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 large 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.

SOLD FOR £625,000

LOT
3



Guide Price: £65,000-£75,000

Land rear of 24 Pool Road, Kingswood, Bristol BS15 1XL

Parcel of Land - Potential for a Detached Dwelling

A level parcel of land measuring approx. 345 sq m, situated to the rear of a detached bungalow on Pool Road in Kingswood. The land offers potential for the erection of a detached dwelling, subject to obtaining the necessary planning consents.

SOLD FOR £73,000

LOT
4



Guide Price: £8,000-£10,000

Garage 17 Grange Court, Hanham, Bristol BS15 3HQ

Single Lock-Up Garage - Convenient Location just off Hanham High Street

A single lock up garage with roller shutter door, situated in a convenient residential location just off High Street in Hanham. The garage would be ideal for parking or secure storage and will be of interest to local residents and garage investors.

SOLD FOR £16,000

LOT
5



Guide Price: £235,000+

46 St Johns Lane, Bedminster, Bristol BS3 5AD

Victorian 2-Bedroom House near Victoria Park

An attractive and spacious 2 bedroom house situated in a convenient location on St Johns Lane, within close proximity to Victoria Park. The property would benefit from some basic updating throughout and offers potential to create a fantastic family home or an excellent rental investment in a superb location.

SOLD PRIOR

**LOT
6**



Guide Price: £275,000+

105 Alma Road, Kingswood, Bristol BS15 4EG

House & Land with Planning to Create 4 Large Flats

A fantastic development opportunity comprising an existing 3-bedroom house with full planning consent granted to extend and convert to 4 generous flats (2 x 2-beds & 2 x 1-beds) with associated parking and gardens.

SALE AGREED

**LOT
7**



Guide Price: £775,000+

3 Walsingham Road, St Andrews, Bristol BS6 5BU

Substantial Semi Detached Property - 3 Large Flats

An attractive and spacious Victorian semi-detached house (approx. 3,000 sq ft), situated in a fantastic location in the heart of St Andrews. This imposing four storey property is arranged as three large self-contained flats and was previously let to students at circa £66,000 per annum providing 11 bedrooms in total.

SOLD FOR £922,000

**LOT
8**

COMING SOON



**LOT
9**



Guide Price: £110,000+

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

Two Storey Coach House to Convert into 2-Bed House

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.

SOLD PRIOR

**LOT
10**



Guide Price: £140,000+

91 Redford Crescent, Withywood, Bristol BS13 8SA

Freehold Mixed-Use Investment - Shop & Rear Flat

A 3-bedroom end terraced house of non-traditional construction that is in need of modernisation. The property is arranged to provide a kitchen, lounge and three bedrooms along with three piece bathroom. The property is situated on Redford Crescent within walking distance to local amenities and Four Acres Academy.

SOLD PRIOR

LOT
11



Guide Price: £195,000+

449 Gloucester Road, Horfield, Bristol BS7 8TZ

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.

WITHDRAWN PRIOR

LOT
12



Guide Price: £25,000-£35,000

Garage rear of 59 Alma Road, Clifton, Bristol BS8 2DE

Single Lock-Up Garage near Whiteladies Road

A rare opportunity to purchase a single lock up garage with up and over door, situated in a prime residential location in Clifton. The property would be ideal for parking or secure storage and is situated in an area where parking is at a premium.

SOLD FOR £43,000

LOT
14



Guide Price: £50,000+

18A Badminton Court, Manilla Crescent, W-s-M BS23 2BP

Fantastic Buy to Let Investment close to the Seafrost

A self-contained studio flat situated on the first floor of this impressive period building close to the seafrost in Weston-super-Mare. The property was previously let producing £5,580 per annum and is now offered for sale with vacant possession.

SOLD FOR £57,000

LOT
15

COMING SOON

LOT
16





Guide Price: £150,000+

Christadelphian Meeting Room, Church Hill, Brislington, Bristol

Former Church Hall with Development Potential

An exciting potential redevelopment opportunity comprising a detached former church hall (approx. 1,421 sq ft) with a courtyard garden to the rear. The property offers scope for residential redevelopment to provide a number of flats, either through conversion or demolition and rebuilding (subject to consents).

SOLD FOR £268,000

**LOT
17**

COMING SOON

**LOT
18**



Guide Price: £185,000+

294 Fishponds Road, Eastville, Bristol BS5 6RA

3-Bedroom Terraced House for Refurbishment

An attractive 3-bedroom terraced house in need of complete renovation, situated in a convenient location opposite Eastville Park. The property benefits from a good-sized garden to the rear, retains a number of period features and would make an ideal project for builders, developers and private buyers alike.

SOLD FOR £265,000

**LOT
19**



Guide Price: £15,000-£20,000

Garage 2 Rookery Road, Knowle, Bristol BS4 2DF

Lock-Up Garage in a Prime Location in Knowle

A single lock-up garage with up and over door, situated in a highly sought after residential location in Knowle, just off the Wells Road. The garage would be ideal for parking or secure storage and will be of interest to local residents and garage investors.

SOLD FOR £23,000

**LOT
20**



Guide Price: £180,000+

11 Thurlestone, St Giles Estate, Whitchurch, Bristol BS14 0AR

Semi-Detached House with Detached Garage

A semi-detached 3-bedroom house (currently arranged as a 2-bed with dressing room) in need of modernisation, situated in a convenient residential location on St Giles Estate in Whitchurch. The property is situated within close proximity of the A37 Wells Road and the South Bristol Link Road/Airport Road.

SOLD FOR £243,000

**LOT
21**

Register to bid via Proxy, Telephone or Online



Proxy



Telephone



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