



MAGGS & ALLEN

Land & Property Auction

23 September 2021 | 6:00pm

AUCTION RESULTS





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.

LOT
1

Guide Price: £175,000+

SOLD FOR £212,000



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.

LOT
2

Guide Price: £425,000+

SOLD FOR £596,000



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.

LOT
3

Guide Price: £525,000+

SOLD FOR £625,000



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.

LOT
4

Guide Price: £65,000-£75,000

SOLD FOR £73,000



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.

LOT
5

Guide Price: £8,000-£10,000

SOLD FOR £16,000





46 St Johns Lane, Bedminster, Bristol BS3 5AD

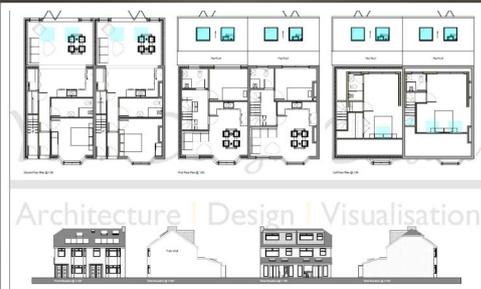
Victorian 2-Bedroom House near Victoria Park

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.

LOT
6

Guide Price: £235,000+

SOLD PRIOR



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.

LOT
7

Guide Price: £275,000+

SALE AGREED



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.

LOT
8

Guide Price: £775,000+

SOLD FOR £922,000

COMING SOON

LOT
9



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.

LOT
10

Guide Price: £110,000+

SOLD PRIOR



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 Seafont

A self-contained studio flat situated on the first floor of this impressive period building close to the seafont 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**





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).

LOT
17

Guide Price: £150,000+

SOLD FOR £268,000

COMING SOON

LOT
18



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.

LOT
19

Guide Price: £185,000+

SOLD FOR £265,000



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.

LOT
20

Guide Price: £15,000-£20,000

SOLD FOR £23,000



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.

LOT
21

Guide Price: £180,000+

SOLD FOR £243,000

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