



MAGGS & ALLEN

Land & Property Auction

4 November 2021 | 6:00pm

AUCTION RESULTS





Guide Price: £175,000+

43 Cotswold View, Kingswood, Bristol BS15 1TY

3-Bedroom End of Terrace House for Modernisation

A 3-bedroom end of terrace house with extended kitchen, situated in a popular residential location in Kingswood. The property benefits from front and rear gardens and is in need of modernisation throughout. A fantastic opportunity for builders, developers and private buyers alike.

SOLD FOR £227,000

LOT
1



Guide Price: £8,000 - £10,000

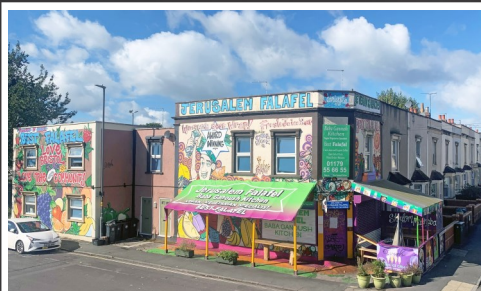
Garage 19 Grange Court, Hanham, Bristol BS15 3HQ

Single Lock-up Garage 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 £17,000

LOT
2



Guide Price: £550,000+

179-181 Newfoundland Road / 81 St Nicholas Road, St Pauls, Bristol BS2 9JJ

Substantial Mixed-Use Property - Let at £42,000pa

A substantial mixed-use investment property in St Pauls that is currently fully let producing £42,000 per annum. The property comprises a ground floor restaurant/takeaway with a first floor self-contained 2-bed flat above and a 4-bed house.

POSTPONED

LOT
3



Architecture | Design | Visualisation

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.

SOLD PRIOR

LOT
4

COMING SOON

LOT
5





17 Park Street, Worcester WR5 1AA

5-Bedroom HMO with Potential Rent of £28,480pa

A spacious and well-presented end of terrace house currently arranged as a 5-bedroom HMO. The property is situated in a fantastic location on Park Street, Worcester and is within walking distance of the city centre. 4 of the 5 rooms are currently let, we anticipate an annual return of approximately £28,480 once fully occupied.

Guide Price: £250,000+

SOLD FOR £270,000

LOT
6



Land at Norfolk Place, Bedminster, Bristol BS3 4AE

Building Plot with Planning for a 2-Bedroom House

A level building plot with full planning permission granted for a modern 2-bedroom house with internal courtyard. The site is situated in a highly desirable location adjoining the Robinson Building, close to North Street in Bedminster. A fantastic development opportunity for developers and self-builders.

Guide Price: £85,000 - £95,000

SOLD FOR £91,000

LOT
7



First & Second Floors, 28/28A High Street, Chepstow NP16 5LJ

First & Second Floor Development Opportunity

A fantastic development comprising the first and second floors of an attractive Grade II listed building in the heart of Chepstow. Full planning and listed building consent has been granted for the conversion of the upper floors into three, self-contained 1-bedroom flats.

Guide Price: £95,000+

SOLD FOR £100,000

LOT
8

COMING SOON

LOT
9



C & J Adams Ltd, Ansteys Road, Hanham, Bristol BS15 3DT

Large Workshop with Development Potential

A substantial workshop of approximately 2,224 sq ft situated in a highly convenient location on Ansteys Road, just off Hanham High Street. The building consists of a large open-plan workshop with reception area and a 2-storey annexe benefiting from office space, further storage and a kitchenette.

Guide Price: £235,000+

SOLD FOR £275,000

LOT
10



Guide Price: £90,000+

Land adj. 2 Hengrove Avenue, Hengrove, Bristol BS14 9TB

Building Plot with Planning for a Detached House

A level building plot with full planning consent granted for the erection of a modern and spacious detached house with front and rear gardens. The original approved planning consent permits the erection of a 2-bedroom house but a new planning application has been submitted to amend the design to provide a 3-bedroom house.

SOLD FOR £115,000

LOT
11



Guide Price: £425,000+

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

Substantial Corner Property with 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.

SOLD PRIOR

LOT
12

COMING SOON

LOT
14



Guide Price: £475,000+

12 Kellaway Avenue, Westbury Park, Bristol BS6 7XR

Mixed-Use Investment - Shop, 2 Flats & Bungalow

A substantial mixed-use investment property informally arranged as a ground floor shop, a rear 1-bedroom apartment, a first floor 3-bedroom flat and a further 2-bedroom bungalow to the rear.

POSTPONED

LOT
15

COMING SOON

LOT
16





Guide Price: £230,000+

3 - 5 College Street, Burnham-on-Sea TA8 1AR

Two Substantial Freehold Properties

A substantial pair of adjoining three storey properties (approx. 4,914 sq ft), situated in a fantastic position just 50 yards from the seafront in Burnham-on-Sea. The properties are currently arranged as offices and offer potential for residential development, subject to obtaining the necessary planning consents.

SOLD PRIOR

LOT
17



Guide Price: £275,000+

41 Wilshire Avenue, Hanham, Bristol BS15 3QT

Semi-Detached House & Potential Building Plot

A 3-bedroom semi-detached house in need of renovation, occupying a large corner plot with potential for the erection of an additional 3-bedroom house, subject to consents. Plans have been produced for an additional house to the side of the existing property but have not yet been submitted to the Local Authority for consideration.

AVAILABLE

LOT
18

ENTRIES INVITED

FOR NEXT AUCTION ON:

December

9



100% SOLD in September 2021 Auction!!!

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