



MAGGS & ALLEN

Land & Property Auction

9 December 2021 | 6:00pm

AUCTION RESULTS





26 Chatsworth Road, Arnos Vale, Bristol BS4 3EY

Victorian Terraced House for Modernisation

An attractive mid-terraced 3-bedroom Victorian house in need of modernisation, situated in a quiet residential cul de sac just off the Bath Road in Arnos Vale. The property benefits from an enclosed level garden to the rear and presents a superb opportunity to create a fine family house.

LOT
1

Guide Price: £200,000-£225,000

SOLD FOR £308,000



Berwick Farmhouse, Berwick Farm, Hallen BS10 7RS

Beautiful Detached Farmhouse for Renovation

An extremely rare opportunity to purchase a characterful detached farmhouse in need of complete renovation, occupying a substantial plot of approximately 0.6 acres. The property has been in a dilapidated state of repair for many years and now presents a fantastic opportunity to create a superb family home.

LOT
2

Guide Price: £285,000+

SOLD FOR £310,000



Flat 5, 9 Grove Park Road, Weston Super Mare BS23 2LW

Spacious 2-Bedroom Apartment (1,058 sq ft)

An exceptionally spacious (approx. 1,058 sq ft) first floor 2-bedroom flat in an attractive and imposing period building on the southern slopes of Weston Hillside. This well-presented apartment benefits from generous accommodation throughout, a separate living room and kitchen/diner and is currently let producing £750 pcm.

LOT
3

Guide Price: £150,000+

SOLD PRIOR



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.

LOT
4

Guide Price: £275,000+

AVAILABLE



Flat 1, 59 Ashley Hill, St Andrews, Bristol BS7 9BE

Newly Refurbished Studio Flat

A newly refurbished lower ground floor studio flat, situated in an attractive period semi-detached building on Ashley Hill in St Andrews. The property benefits from its own private entrance, gas central heating, a rear courtyard and a brand new fitted kitchen and shower room. (£9,600 per annum).

LOT
5

Guide Price: £125,000+

SOLD PRIOR





87-89 Bryants Hill & 2a St Annes Rd, St George, Bristol BS5 8RG

LOT
6

Mixed-Use Site with Redevelopment Potential

A substantial mixed-use development opportunity measuring approximately 7,267 sq ft in a convenient location on Bryant's Hill. The site comprises a two-storey office at the front with an adjoining rear yard, commercial units and a one bedroom flat above. The site offers scope for residential redevelopment, subject to consents.

Guide Price: £350,000+

SOLD FOR £620,000



27 Queens Road, Knowle, Bristol BS4 2LU

LOT
7

Semi-Detached Property arranged as 2 Flats

A semi-detached property arranged as two 1-bedroom flats occupying a substantial corner plot with a large detached rear garage. The flats have previously been tenanted but are now vacant and in need of modernisation. The property offers excellent continued rental potential following refurbishment of the flats.

Guide Price: £275,000+

SOLD FOR £310,000

COMING SOON

LOT
8



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

LOT
9

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.

Guide Price: £230,000+

SOLD PRIOR



Flat 2, 4 Eaton Close, Fishponds, Bristol BS16 3XL

LOT
10

First Floor One-Bedroom Flat

A well-presented first floor one-bedroom flat, in a three storey converted townhouse. The property is situated in a quiet residential cul de sac and is ideally located for access to a wide range of shops and amenities on Fishponds Road and Staple Hill high street. An ideal buy to let investment - potential rental income of circa £750 pcm.

Guide Price: £95,000+

SOLD PRIOR



33 Rodborough, Yate, Bristol BS37 8SF

2-Bedroom End Terrace House in need of Updating

LOT
11

A 2-bedroom end terraced house in need of updating. The property offers spacious accommodation with a large living room, kitchen/diner and 2 double bedrooms. To the rear is a patio garden leading to a garage and parking space. The property is situated on a popular residential road with access to local amenities.

Guide Price: £160,000+

SOLD FOR £211,000



10 Etloe Road, Westbury Park, Bristol BS6 7PB

Freehold Development Opportunity

LOT
12

An exciting opportunity to purchase a freehold period property located on the corner of Etloe Road & Queen Victoria Road in Westbury Park. The property comprises a ground floor commercial unit along with a rear two storey annexe measuring approximately 1,400 sq ft in total.

Guide Price: £250,000+

SOLD FOR £385,000



Flat 37, 28 Baldwin Street, Bristol BS1 1NG

Modern Studio Apartment in City Centre

LOT
14

A modern and well presented self-contained studio flat situated on the fifth floor of a recently converted building on Baldwin Street in the centre of Bristol. The property is ideally suited to those working in the city centre or as a high-yielding opportunity for buy-to-let investors. The flat is to be sold with vacant possession.

Guide Price: £120,000+

AVAILABLE



12 Kellaway Avenue, Westbury Park, Bristol BS6 7XR

Mixed-Use Investment - Shop, 2 Flats & Bungalow

LOT
15

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. The property is partially let but once fully occupied we anticipate a potential gross annual rent in the region of £44,500.

Guide Price: £475,000+

SALE AGREED



Flat 6, 9 Grove Park Road, Weston Super Mare BS23 2LW

Spacious 2-Bedroom Apartment on Weston Hillside

LOT
16

A well-presented and generous 2-bedroom apartment, situated on the first floor of an attractive detached period building on Weston Hillside. The property benefits from a spacious living room with high ceilings and bay window, a separate kitchen and two double bedrooms. Currently tenanted and producing £725 pcm (£8,700 per annum).

Guide Price: £140,000+

SOLD PRIOR



44 Cottrell Road, Eastville, Bristol BS5 6TJ

3-Bedroom 1930s House for Renovation

A 3-bedroom end of terrace 1930s house in need of refurbishment, situated in a popular residential location in Eastville. The property has been tenanted in recent years but is now offered for sale with vacant possession and offers great scope to add value. The house would be ideally suited to builders and developers.

LOT
17

Guide Price: £235,000+

SOLD FOR £248,000



Flat 3, 49 Colston Street, Bristol BS1 5AX

2-Bedroom City Centre Flat with Roof Terrace

A spacious 2-bedroom apartment, situated on the top floor of a mixed-use building in a fantastic central location in Bristol. The property briefly comprises of a generous open-plan kitchen/dining/living room with stripped wooden floorboards, two bedrooms, a study, shower room and a large roof terrace with stunning views across the city.

LOT
18

Guide Price: £215,000+

SOLD FOR £220,000



Land rear of 8 Abbots Avenue, Hanham, Bristol, BS15

Building Plot - Planning for a Detached Bungalow

A level building plot with full planning consent granted for the erection of a detached one-bedroom bungalow with parking and garden. The site is situated in a popular residential location in Hanham, within close proximity to a wide range of local amenities. An ideal opportunity for builders, developers and self-builders.

LOT
19

Guide Price: £65,000 - £75,000

SOLD FOR £115,000



13 Connaught Road, Knowle West, Bristol BS4 1JZ

3-Bedroom House Requiring Updating

A 3-bedroom semi-detached house requiring updating, situated in a quiet residential location in Knowle West. The property benefits from a driveway providing off-street parking and good-sized rear garden. The property presents an excellent opportunity to add value and would suit builders, investors and private buyers.

LOT
20

Guide Price: £155,000+

SOLD FOR £177,000



The Beeches, Cadbury Camp Lane, Clapton in Gordano BS20 7SD

Unique Detached House in 5 Acre Woodland Plot

An extremely rare opportunity to purchase a unique, 3-bedroom timber frame property, thought to have been constructed in the 1950s. The property is situated in a delightful woodland setting that extends to over 5 acres on the prestigious and private no-through road of Cadbury Camp Lane in Clapton-in-Gordano.

LOT
21

Guide Price: £450,000+

SOLD FOR £780,000



Land & Garage rear of 12 Springfield Ave, Ashley Down, BS7

LOT
22

Land & Garage - Planning for a Larger Garage

A level parcel of land occupied by a detached single garage, situated in a highly sought after residential location. Full planning consent has been granted for the erection of a larger detached garage with a pitched roof. An ideal opportunity for those seeking a secure garage/workshop that may also offer further development potential.

Guide Price: £30,000 - £40,000

SOLD FOR £46,000

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.

