



# MAGGS & ALLEN

## Land & Property Auction

8 February 2022 | 6:00pm

**AUCTION RESULTS**





104 Footshill Road, Kingswood, Bristol BS15 8HA

### Terraced House with Basement for Refurbishment

An attractive 2-bedroom period property in need of complete renovation, situated in a convenient residential location within close proximity to Hanham High Street. The property also benefits from gardens to the front and rear along with a sizeable basement.

LOT  
1

Guide Price: £140,000+

**SOLD FOR £232,000**



54 Chelsea Road, Easton, Bristol BS5 6AU

### 3-Bedroom Terraced House for Refurbishment

A mid-terraced 3-bedroom period house in need of refurbishment, situated in a popular location on Chelsea Road in Easton. The property benefits from a good-sized garden to the rear and presents a fantastic opportunity for developers, builders and private buyers looking for a project.

LOT  
2

Guide Price: £240,000+

**SOLD FOR £280,000**



Garage rear of 40 Clayfield Road, Brislington, Bristol BS4 4NH

### Well-Presented Single Lock-Up Garage

A rare opportunity to purchase a well-presented single lock up garage with up and over door, situated in a convenient residential location in Brislington. The property would be ideal for parking or secure storage.

LOT  
3

Guide Price: £10,000-£15,000

**SOLD FOR £18,000**



Land rear of 19 Lambrook Road, Fishponds, Bristol BS16 2HA

### Development Site - Planning Granted for 2 Houses

A parcel of land with full planning consent granted for the erection two modern semi-detached townhouses with parking and gardens. The proposed houses have been carefully designed in a unique and contemporary style to provide flexible accommodation over three floors.

LOT  
4

Guide Price: £235,000+

**POSTPONED PRIOR**



1 Hartfield Mews, Cotham, Bristol BS6 6BB

### Two Storey Workshop with Planning for Residential

An extremely rare opportunity to purchase a two-storey workshop building, situated in a fantastic location in the heart of Cotham. Full planning consent has been granted for the conversion of the building into a unique 2-bedroom residential dwelling. There is also scope to create a live/work unit, subject to consents.

LOT  
5

Guide Price: £285,000+

**SOLD FOR £336,000**





87 Barlands House, Standfast Road, Henbury, Bristol BS10 7HS

LOT  
6

### Purpose Built 1-Bedroom Flat for Renovation

A top floor 1-bedroom flat with balcony in a purpose built block of flats in a convenient location in Henbury. The property has been tenanted in recent years but is now offered for sale with vacant possession and in need of refurbishment throughout. The property offers an excellent rental return once renovated and will make a great investment.

Guide Price: £65,000-£75,000

**SOLD FOR £90,000**



99 Hanham Road, Kingswood, Bristol BS15 8NW

LOT  
7

### Shop & Maisonette - Potential for Resi Conversion

A spacious end of terrace mixed-use property arranged to provide a ground floor retail unit with a 2-bedroom maisonette above and behind. Situated in a predominantly residential location, the property offers potential to convert the ground floor to residential accommodation to create a house or two flats, subject to consents.

Guide Price: £200,000+

**SOLD PRIOR**



12 Larkfield, Coalpit Heath, Bristol BS36 2PH

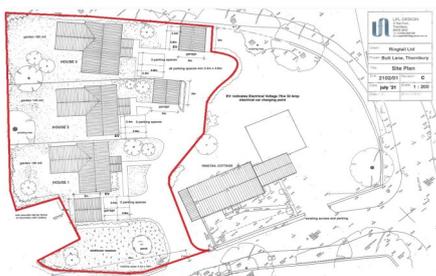
LOT  
8

### 3-Bedroom Semi-Detached House for Renovation

A 3-bedroom semi-detached house in need of modernisation throughout, situated in a quiet residential location in Coalpit Heath. The property offers spacious living accommodation on the ground floor along with three bedrooms and a shower room on the first floor. buyers looking to add value.

Guide Price: £275,000+

**POSTPONED PRIOR**



Land adj. Ringtail Cottage, Butt Lane, Thornbury, BS35 1RA

LOT  
9

### Development Site with Planning for 3 Houses

A level development site of approximately 0.38 acres with full planning consent granted for the erection of three substantial detached houses with double garages, parking and gardens (2 x 4-bedroom houses and 1 x 5-bedroom house). A wide range of local amenities are available in the centre of Thornbury.

Guide Price: £575,000+

**SOLD PRIOR**



379 Bath Road, Arnos Vale, Bristol BS4 3EU

LOT  
10

### Shop & 2-Bedroom Flat Above

A freehold mixed-use investment/development opportunity comprising a ground floor retail unit with a well-presented 2-bedroom flat above. The vacant shop unit benefits from planning consent for conversion into a 2-bedroom flat and the first floor flat is currently let producing £8,400 per annum.

Guide Price: £175,000+

**SOLD FOR £194,000**



28 Douglas Road, Horfield, Bristol BS7 0JD

LOT  
11

### Spacious Terraced House for Refurbishment

An attractive 3-bedroom double-bayed Victorian house with loft conversion, situated in a popular location in Horfield, just off the Gloucester Road. This spacious terraced property has been very well-maintained externally with beautifully restored stonework and now requires internal refurbishment to create a superb family home.

Guide Price: £295,000+

**SOLD FOR £398,000**



Flat 37, 28 Baldwin Street, Bristol BS1 1NG

LOT  
12

### Modern Studio Apartment in City Centre

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.

Guide Price: £115,000+

**SOLD PRIOR**



Workshop off Chatsworth Road, Brislington, Bristol BS4 3EU

LOT  
14

### Single Storey Workshop for Residential Conversion

A single storey warehouse/workshop building with excellent potential for residential conversion. Full planning consent has been granted for conversion of the existing building into 2 x 2-bedroom flats (under a planning application including the adjoining properties). A superb residential development opportunity.

Guide Price: £90,000+

**SOLD FOR £99,000**



Land, Store & Parking Space adj. 2a Broncksea Road, Horfield, Bristol BS7 0SE

LOT  
15

### Garage/Store, Land & Parking Space with Potential

An opportunity to purchase a detached garage/store (approx. 228 sq ft) with an additional parcel of land and parking space. The site is situated on Broncksea Road off Gloucester Road North and would be ideal for parking or storage.

Guide Price: £20,000-£30,000

**SOLD FOR £41,000**



302 & 304 Lodge Causeway, Fishponds, Bristol BS16 3RD

LOT  
16

### Freehold Investment - Fully Let at £66,060pa

A recently redeveloped mixed-use investment property comprising 5 contemporary and very well presented flats and 2 lock up shops. The flats are configured as 3x two bedroom apartments & 2x one bedroom apartments, which are presented to a high specification and all let on conventional Assured Shorthold Tenancy Agreements.

Guide Price: £700,000+

**SOLD PRIOR**



42 Star Barn Road, Winterbourne, Bristol BS36 1NT

### 3-Bed Semi-Detached House for Modernisation

A 3-bedroom semi-detached house in need of modernisation, situated in a popular residential location in Winterbourne. The property benefits from a driveway, detached garage and a good-sized garden to the rear. An ideal opportunity for developers, investors and private buyers.

LOT  
17

Guide Price: £250,000+

**SOLD FOR £334,000**



Land rear of 243 Dundridge Lane, St George, Bristol BS5 8BU

### Development Site - Planning Granted for 3 Flats

A parcel of land with full planning consent granted for the erection of a modern detached building comprising 3 x 2-bedroom flats with balconies and parking. The site is situated in a popular residential location on the borders of St George and Crews Hole. A fantastic opportunity for developers and builders.

LOT  
18

Guide Price: £160,000+

**POSTPONED PRIOR**



Flat 1, 7 Richmond Hill Avenue, Clifton, Bristol BS8 1BG

### Spacious 4-Bedroom Student Maisonette

A spacious 4-bedroom maisonette (approx. 974 sq ft) situated on the ground and lower ground floors of this attractive period semi-detached property in Clifton. The property is well-presented throughout and benefits from a modern kitchen and shower room, off-street parking for two vehicles and a private courtyard to the year.

LOT  
19

Guide Price: £450,000+

**SOLD POST AUCTION**



118 Bromley Heath Road, Downend, Bristol BS16 6JJ

### Semi-Detached House on a Large Corner Plot

A 3-bedroom semi-detached 1930s house occupying a substantial corner plot, situated in a popular residential location in Downend. The property is in need of renovation throughout and the land to the side of the existing house offers scope to extend or possibly for an additional dwelling, subject to consents.

LOT  
20

Guide Price: £300,000+

**SOLD FOR £410,000**

**COMING SOON**

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](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 (£1,440 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.**

