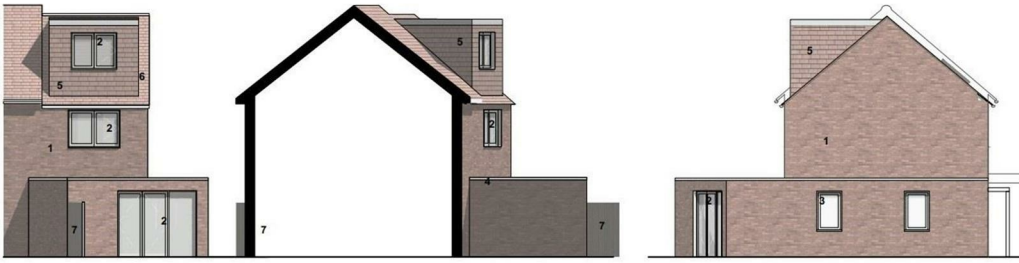


0117 973 6565

www.hollismorgan.co.uk

post@hollismorgan.co.uk



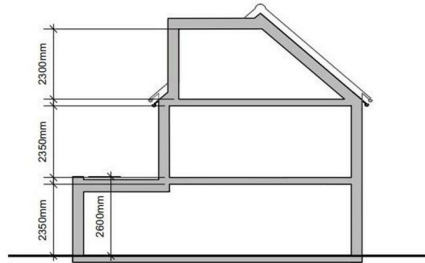
A - West Elevation

A - North Elevation

B - South Elevation



C - East Elevation



Proposed Section



hollis  
morgan

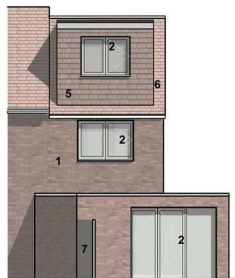
auCTION



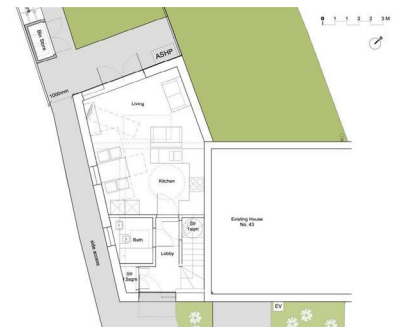
C - East Elevation



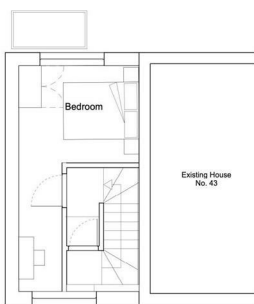
3 - South Elevation



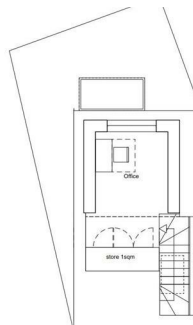
A - West Elevation



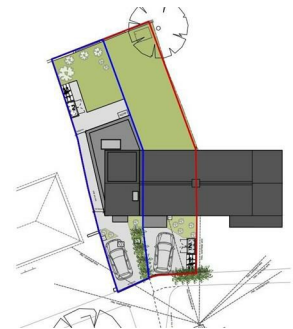
Proposed Ground Floor Plan



Proposed First Floor Plans



Proposed Second Floor Plans



Proposed Block Plan

**Plot @, 43 Ambleside Avenue, Southmead, Bristol, BS10 6HB**

**Auction Guide Price £65,000 +++**

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION - A Freehold BUILDING PLOT with PLANNING GRANTED to erect a 1 BED HOUSE ( 717 Sq Ft ) with PARKING and GARDEN.

# Plot @, 43 Ambleside Avenue, Southmead, Bristol, BS10 6HB

## FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD PRIOR TO AUCTION \*\*\*

GUIDE £65,000  
SOLD @ £65,000

ADDRESS | Land @ 43 Ambleside Avenue, Southmead,  
Bristol BS10 6HB

Lot Number 14  
The Live Online Auction is on Wednesday 27th July  
2022 @ 17:30  
Registration Deadline is on Monday 25th July @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis  
Morgan website & you can chose to bid by telephone,  
proxy or via your computer.  
Registration is a simple online process – please visit the  
Hollis Morgan auction website and click “REGISTER TO  
BID”

## VIEWINGS

Viewings can be booked on specific days for this  
property – please submit a viewing request online and  
we will contact you to arrange access.  
Hollis Morgan would be grateful if you could arrive  
promptly to inspect the properties at the START of the  
agreed time as we have scheduled viewings throughout  
the day and CANNOT wait for late arrivals.  
There are likely to be viewings on the property before  
and after your appointment and if you miss your slot  
(usually 15 minutes or longer for larger properties) you  
will be asked to wait until the next available time.

## EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to  
mutual consent.

## ONLINE LEGAL PACKS

\*\* LEGAL PACK COMPLETE \*\*

Digital Copies of the Online legal pack can be  
downloaded Free of Charge.  
Please visit the Hollis Morgan Website and select the  
chosen lot from our Current Auction List.  
Follow the RED link to "Download Legal Packs" For the  
first visit you will be required to register simply with your  
email and a password.  
Having set up your account you can download legal  
packs or if they are not yet available, they will  
automatically be sent to you when we receive them.  
You will be automatically updated by email if any new

information is added.

There will be a note added to the list to confirm  
AUCTION PACK NOW COMPLETE when no further  
information is due to be added.  
\*\*\* STAY UPDATED \*\*\* By registering for the legal pack  
we can ensure you are kept updated on any changes to  
this Lot in the build up to the sale.

## EPC

For full details of the EPC please refer to the online legal  
pack.

## SOLICITORS

Barcan & Kirby  
Stephen Parker  
s.parker@barcankirby.co.uk  
0117 919 2404

## THE PROPERTY

A Freehold building plot - formerly gardens to 43  
Ambleside Road.  
Sold with vacant possession.

## LOCATION

The property is located in the heart of residential  
Southmead. Easy access is provided to Southmead  
Hospital, Airbus and Rolls Royce making this a great  
location with strong rental demand. A wide range of local  
amenities are available on Southmead Road and Lidl  
supermarket are close by.

## THE OPPORTUNITY

PLANNING GRANTED - NEW BUILD

Planning has been granted to erect a semi detached one  
bedroom house ( 717 Sq Ft ) with garden and parking in  
this sought after location

## SIMILAR COMPLETED SCHEME

We understand this similar ( almost identical ) scheme  
in Gosforth Road was recently sold for £265,000

[https://www.rightmove.co.uk/properties/124068608?  
utm\\_content=v2-  
ealertspropertyimage&utm\\_medium=email&utm\\_source=6  
5934-4987-a47e-  
5d024e8348f9&csg=3ca5c3c1f540ac798ed1f136ee4ed3et  
channel=RES\\_NEW](https://www.rightmove.co.uk/properties/124068608?utm_content=v2-ealertspropertyimage&utm_medium=email&utm_source=65934-4987-a47e-5d024e8348f9&csg=3ca5c3c1f540ac798ed1f136ee4ed3etchannel=RES_NEW)

## PROPOSED SCHEDULE OF ACCOMMODATION

GROUND FLOOR | 387 Sq Ft  
Entrance Hall | Bathroom | Open Plan Kitchen Diner

FIRST FLOOR | 204  
Bedroom

# Plot @, 43 Ambleside Avenue, Southmead, Bristol, BS10 6HB

SECOND FLOOR | 125 Sq Ft  
Office

OUTSIDE  
Parking & Garden

## PLANNING GRANTED

Reference 22/02253/F  
Alternative Reference PP-11235917  
Application Received Thu 05 May 2022  
Application Validated Thu 19 May 2022  
Address 43 Ambleside Avenue Bristol BS10 6HB  
Proposal The erection of a 1-bedroom semi-detached dwelling with garden, bin and bike storage and a parking space, adjacent to the existing dwelling at 43 Ambleside Avenue.

Status GRANTED 12.8.22  
Appeal Status Unknown  
Appeal Decision

## PLANNING INFORMATION

Full details of the proposed scheme and drawings can be downloaded with the online legal pack.

## RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

Plot @, 43, Ambleside Avenue - £1250pcm - £1300pcm

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.

## STANDARD AUCTION INFORMATION

### BUYER'S PREMIUM

Please be aware all purchasers are subject to a £1000 + VAT (£1,200 inc VAT) buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

### GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the

seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

### RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

### PRE-AUCTION OFFERS

Some vendors are willing to consider offers prior to the auction.

Pre-auction offers can ONLY be submitted by completing the online PRE-AUCTION OFFER FORM. The form can be found on the Hollis Morgan website on the individual auction property listings – look for the big red button.

Please note offers will not be considered until you have inspected the COMPLETE LEGAL PACK once it has been released.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when our client's solicitor informs us no further information is due to be added.

In the event of an offer being accepted the property will only be removed from the online auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium (£1000 + VAT) to Hollis Morgan.

Contracts can be exchanged via the solicitors or at the Hollis Morgan offices by appointment only.

### REGISTRATION PROCESS

The registration process is extremely simple – visit the Hollis Morgan auction website and click on the "Register to Bid" button.

The "Register to Bid" button can be found on the auction home page or on the individual lot listings.

Please note this function is not available on Rightmove or Zoopla.

- Stage 1 – Complete the Online Bidding Form
- Stage 2 – Upload your certified ID
- Stage 3 – Invitation to bid
- Stage 4 – Pay your security deposit (£6,200)

You are now ready to bid – Good luck!

If your bid is successful, the balance of the deposit monies must be transferred to our client account within 24 hours of the auction sale.

If you are unsuccessful at the auction your holding deposit will be returned within 48 hours.

## SURVEYS AND VALUATIONS

If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction, please instruct your appointed surveyor to contact Hollis Morgan and we will arrange access for them to inspect the property. Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hollis Morgan offices in Clifton.

## AUCTION FINANCE

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and "whole of market" rates.

## AUCTION BUYER'S GUIDE VIDEO

We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process, please don't hesitate to contact Auction HQ.

## 2022 CHARITY OF THE YEAR

Hollis Morgan is supporting Bristol Charity Gympanzees as our 2022 Charity of the year with a % of each Buyers premium being donated.

Gympanzees are a charity based in Bristol helping children and young people with disabilities to access fun, fitness, and friendship.

Visit the Hollis Morgan Charity page of our website for further details or the charity direct @ [www.gympanzees.org](http://www.gympanzees.org)

## TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read

their testimonials.

## WHY HOLLIS MORGAN

Want to sell a property by Live Online Auction?

In 2020 we sold 150 lots by this updated method - we have embraced this change and move forward with our 2021 live online calendar of sales confident we can provide the best service for our clients.

Did you know...In 2020 Hollis Morgan SOLD more lots by auction in Bristol, North Somerset & Gloucester than any other auctioneer!

Did you know...In 2020 Hollis Morgan SOLD more £££'s of BS postcode lots than all the other local auctioneers combined!

Did you know...Since 2010 we have offered more lots in our catalogue (2151) than any other local firm.

\*Source EIG Group 2021

Hollis Morgan holds the largest monthly land & property auctions in the region – book your free, no obligation valuation today!

## AUCTION PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.