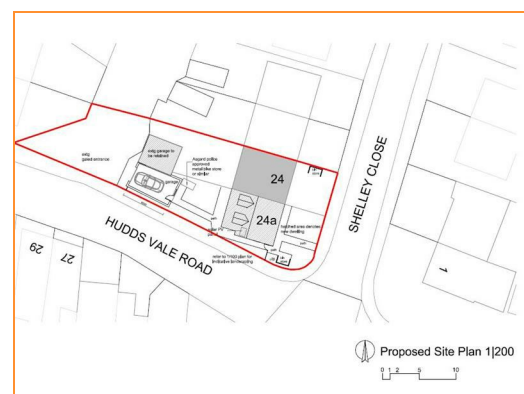




House and Plot, 24 Shelley Close, St George, Bristol, BS5 7HQ

Sold @ Auction £260,000

Hollis Morgan JULY AUCTION - A Freehold HOUSE on CORNER PLOT with PLANNING GRANTED for extra dwelling - GDV £500k



House and Plot, 24 Shelley Close, St George, Bristol, BS5 7HQ

FOR SALE BY AUCTION

*** SOLD PRIOR TO AUCTION ***

GUIDE PRICE £260,000 +++
SOLD FOR UNDISCLOSED AMOUNT PRIOR TO AUCTION

LOT NUMBER 29

Wednesday 19th July 2017
All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY
Legal packs will be available for inspection from 18:00.
The sale will begin promptly at 19:00

WEEKLY SET VIEWING

EVERY TUESDAY @ 15:30

The property is OPEN FOR 30 MINUTES but please leave a minimum of 15 minutes to inspect the property. Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the START of the specified times as we have scheduled viewings throughout the day and CANNOT wait for late arrivals. You do not need to book an appointment as it is a set viewing – simply arrive at the stated time and a member of the Hollis Morgan Auction team will take your details and show you the property. Please note there are no viewings on Bank Holidays or on the day of the auction.

SOLICITORS

GARETH KELLY
GITTINS McDONALD SOLICITORS WREXHAM

ONLINE LEGAL PACKS

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. *** 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.

THE PROPERTY

An end of terrace Freehold property occupying a prominent corner plot. The existing property is arranged over two floors with open plan living space, kitchen, 3 Bedroom, 1 Bathroom and enclosed garden to rear + Garage.

LOCATION

Shelley Close is a quiet residential road located within the popular suburb of St. George. Local amenities and services are all within close proximity including the vibrant Church Road which offers an array of independent retailers, pubs, bars, cafes, restaurants and convenience stores. Bristol City Centre is approximately three miles away.

THE OPPORTUNITY

EXISTING HOUSE - 24 SHELLEY CLOSE

The existing 3 bedroom property has been recently let but is sold with vacant possession. (Let until May 2017 @ £975 pcm)
Scope (subject to consents) to convert the attic to create further accommodation.
Garages accessed via secure electrically gated entrance

BUILDING PLOT

Planning has been granted on the adjacent corner plot to erect a three storey dwelling comprising open plan kitchen diner, WC, 2 bedrooms, Bathroom and 3rd attic bedroom with enclosed rear garden and garage accessed via secure electrically gated entrance.
Full building regulations approval
COMPLETED WORKS include - up to and including Damp Proof Course (DPC) and drainage with building regs sign off - refer to legal pack

NB - We understand most houses on the Rd are leasehold and our site is Freehold.

PLANNING GRANTED

Reference 15/06393/F
Alternative Reference PP-04621747
Application Received Fri 11 Dec 2015
Application Validated Tue 26 Jan 2016
Address 24 Shelley Close Bristol BS5 7HQ
Proposal Proposed two storey dwelling house.
Status Decided
Decision GRANTED subject to condition(s)
Decision Issued Date Thu 12 May 2016

PLANNING INFORMATION

Full details of all planning, elevations and decisions can be downloaded with the online legal pack.

NEW HOMES - GDV ADVICE

EXISTING PROPERTY

Requires some basic updating - resale value of £235,000 - £250,000

NEW BUILD

Resale Value of £250,000

Please contact Calum Melhuish from the Hollis Morgan New Homes team to discuss GDV and details on this development.
0117 973 65 65
Calum@hollismorgan.co.uk

RENTAL APPRAISAL

What rent can we achieve for you?

Piper Property are confident this property would make a good rental investment. Peter Stephenson of Piper Property suggests a rent in the region of:

The 3 bedroom house in existence would achieve circa £995pcm if offered to the market in good condition. The new build 3 bedroom house, would achieve in the region of £1,050 - £1,100pcm.

If you would like to discuss more detail on the potential for rental, you can call me (0117 955 1817) or email (peterstephenson@piperproperty.co.uk) for a no obligation discussion.

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 or not 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.

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £750 + VAT (£900 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.

EPC

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

AUCTION BUYERS 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.

AUCTION FINANCE

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

PRE AUCTION OFFERS

Some properties may be available to buy prior to the auction. Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded with the online legal pack - please email the COMPLETED form to - olly@hollismorgan.co.uk. Please note offers will not be considered until you have VIEWED the property and the COMPLETE LEGAL PACK has been released. In the event of an offer being accepted the property will only be removed from the auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium (£900) to Hollis Morgan. Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

TELEPHONE AND PROXY BIDDING

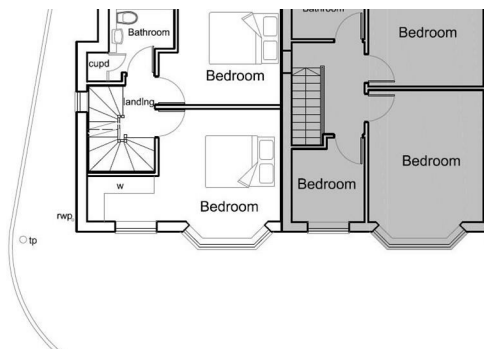
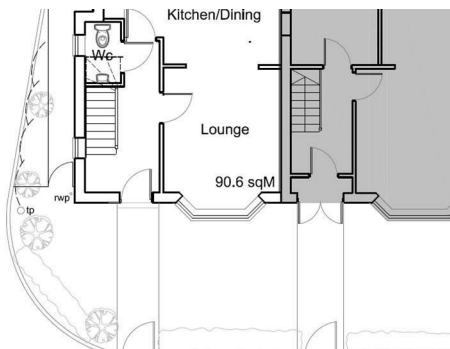
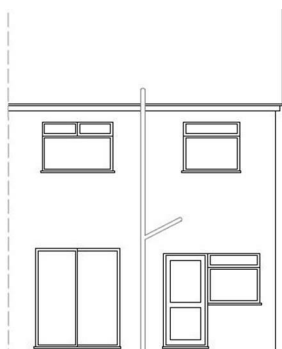
If you cannot attend the auction (although we strongly advise you do) you can make a TELEPHONE or PROXY BID. This authorises the auctioneer to bid on your behalf up to a pre-set limit. Forms and relevant conditions are available to download with the online legal pack. A completed form, ID and two cheques (one for the 10% deposit and one for the Buyer's Administration Fee of £900) are required by the Auction Department at least two full working days before the auction.

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.

BIDDING AT THE AUCTION

This property is for sale by public auction and if you intend to bid please bring the following: Proof of identity (valid passport or photo driving licence). Proof of address (bank statement, recent utility bill, council tax bill or tenancy agreement). 10% deposit payment. Buyers premium payment. Details of your solicitor.



e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: **0117 973 65 65**

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ