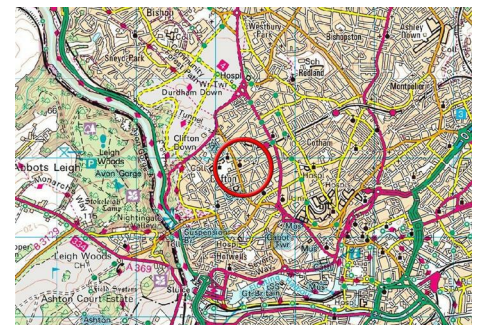
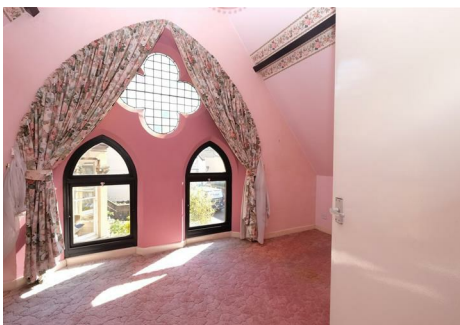




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 auction



Cloisters, Garden Court Alma Vale Road, Clifton, Bristol, BS8 2HT

Auction Guide Price £425,000 +++

Hollis Morgan SEPTEMBER AUCTION LOT NUMBER 47 - A charming Victorian "Gothic" style HOUSE former ecclesiastical building (1,156 sq ft) in the heart of CLIFTON - now in need of UPDATING with ecclesiastical features and OFF STREET PARKING

FOR SALE BY AUCTION

*** SOLD @ AUCTION ***

GUIDE PRICE £325,000 +++

SOLD @ £425,000

LOT NUMBER 47

Wednesday 28th September 2016

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

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

Andrew Cutland

John Hodge Solicitors

andrew.cutland@johnhodge.co.uk

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 UNUSUAL 2 BEDROOM HOUSE

This is a most exciting Victorian "Gothic" style former ecclesiastical building of immense charm and character, constructed as part of All Saints Parish Hall and subsequently used as a Sacristy following damage to

the original church in World War II. The main Hall was converted into flats and the Sacristy was converted into this charming Mews style cottage with the quirky charm of its interesting history creating a delightful home of character. The flats and Cloisters are all part of the same Management Company, Cloisters does have its own private entrance and spacious accommodation arranged over two floors with spacious landing and large reception room on the ground floor (1,156 sq ft).

There is an array of original ecclesiastical features as well as a small courtyard and allocated off street parking accessed via a private path approximately 100m from the property.

Leasehold - residue of 999 years - subject to management conditions of Garden Court - Refer to online legal pack.

EXTENDED COMPLETION

Completion is set for 8 weeks or earlier by mutual consent.

LOCATION

Situated between Whiteladies Road and Clifton Village in Alma Vale Road with its eclectic range of individual shops. The Business, Educational, Medical, Cultural and Leisure Facilities of the City Centre are within one and a half miles. The property is equally close to Durdham Downs with its acres of open land and woodland bounded on the south western side by the spectacular Avon Gorge with the historic Clifton Suspension Bridge providing a unique crossing to North Somerset.

THE OPPORTUNITY

The property would make a fine home in this highly sought after area and now requires complete updating but there is scope for a truly special property in this highly sought after location.

RESALE VALUES

Calum Melhuish, Residential Sales Manager says: " This is a unique property with scope for a truly special home that once renovated would have a resale value in excess of £450,000"

RENTAL APPRAISAL

This magnificent property would create a lovely property. There is potential if you obtained the consent to convert into a three bed property by moving the kitchen into the reception room. The property needs fully renovating internally and you could remove the cupboards upstairs to make a much larger bathroom and create a separate shower enclosure. With some thought the large landing upstairs could be turned into a snug space or even an office. If converted into a three bed property rental income would be £1500.00 However if modernised and rented to a professional family or couple rent in region of £1750 per month (£21000 p/a)

If you have any queries please contact Clifton Rentals on info@clifton-rentals.co.uk or 0117 911 3423/07854367689

EPC

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

BUYER'S PREMIUM

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

OFFERS

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded within the online legal pack. Please send 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 buyers premium to Hollis Morgan.

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.

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.

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.

TESTIMONIALS

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

CHARITY OF THE YEAR

Hollis Morgan are supporting Home Start Bristol as our 2016 Charity of the year. We are delighted to announce that 10% of every buyer's premium will be donated to this excellent local charity – Home-Start Bristol provides a unique kind of help which has a profound impact on struggling families with young children, 98% of those who finished a period of support reported that their wellbeing had increased. If you would like to find out more about Home-Start Bristol and how you can support us please visit our website www.homestartbristol.org.uk