



0117 973 6565

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

[post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

hollis  
morgan

auCTION



## Former Bus Depot, Avonmouth Road, Avonmouth, Bristol, BS11 9EX

Auction Guide Price £250,000 +++

An imposing period property with PLANNING GRANTED to convert existing premises to 3  
Maisonettes and 3 commercial units.

# Former Bus Depot, Avonmouth Road, Avonmouth, Bristol, BS11 9EX

## FOR SALE BY AUCTION

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

LOT NUMBER 27

Wednesday 25th February 2015

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

## THE PROPERTY

A large period property with Grade II listed frontage and excellent road frontage onto Avonmouth Road.

## LOCATION

The property is extremely well located within Avonmouth Village and is in very close proximity to the post office, medical centre, pharmacy, dentist, convenience stores and public house. Avonmouth Road borders the site on its southern boundary and Smyths Close to the west. Junction 18 of the M5 provides excellent access to the motorway network and Bristol City Centre is a short drive to the south east. Avonmouth Train Station & the park & ride are both only a short walk away & provide a direct link into Bristol.

## THE OPPORTUNITY

Planning has been granted to convert the existing property into 3 maisonettes and upto 4 commercial units ( Classes A1, A2, B1 or D2 )

GDV of three residential units circa £375,000

Commercial unit - potential for either multiple units or possible 7/11 style mini market subject to necessary consents.

## ACCOMMODATION SCHEDULE

2 Bed Maisonette ( 42.97 Sq M 462.29 Sq Ft )

3 Bed Maisonette ( 65.65 Sq M 706.65 Sq Ft )

3 Bed Maisonette ( 64.13 Sq M 690.20 Sq Ft )

Retail Commercial

238.58 Sq M

2568.07 Sq Ft

Classes A1, A2, B1 or D2

Total 238.58 2568.07

## PLANS

All plans, elevation, drawings and survey / reports are available to download with the online legal pack.

OR BY PASTING THE LINK BELOW INTO YOUR BROWSER

<http://planningonline.bristol.gov.uk/onlineapplications/applicationDetails.do?activeTab=documents&keyVal=JIFTQCDN0DD00>

## PLANNING INFORMATION

Decision : GRANTED subject to condition(s)

Application no: 10/05512/R

Type of application: Extension of time limit (planning)

Description of development: Renewal of planning permission 07/02235/F for the demolition of shed to rear, conversion of remainder to three dwellings and commercial use (Classes A1, A2, B1 or D2); Erection of building comprising 20 flats.(Major application)  
Committee/Delegation date: 11.07.12

## NB

Please note the land to the rear of the site is also available in the same Auction Lot 17

Hollis Morgan FEBRUARY AUCTION LOT NUMBER 17 – A large parcel of LAND ( Approx 0.5 Acres ) with PLANNING GRANTED for a new build development of 20 Apartments / Maisonettes and 18 Off Parking Spaces - GDV Circa £2.5m.

## NB 2

We understand there is

No Section 106

No community infrastructure levy CIL

No social Housing

All planning permission conditions have been discharged.

Please refer to online legal pack

## RATES

Listed building - no rates payable - please refer to legal pack.

## TENANTS

Part of the building is currently occupied by a local gym paying £100 per week

\*\*\* SOLD WITH VACANT POSSESSION \*\*\*

Refer to online legal pack

## BUYER'S PREMIUM

Please be aware all purchasers are subject to a £500 + 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.

2014 Hollis Morgan successfully raised £2,500 for Bristol Children's Help Society [www.tbchs.org.uk](http://www.tbchs.org.uk)

## 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](mailto: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.

## AUCTION BUYERS GUIDE

Available to download via our purpose built property website.

## AUCTION FINANCE

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

## TESTIMONIALS

We are very proud of what our clients say about us - please visit our website to read our Testimonials: [www.hollismorgan.co.uk/auction-testimonials.html](http://www.hollismorgan.co.uk/auction-testimonials.html)

## CHARITY OF THE YEAR

Hollis Morgan are supporting Dance Voice as their 2015 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity - Dance Voice is dependent on voluntary donations to run its dance movement psychotherapy sessions which enable so many vulnerable people express themselves and improve and integrate their physical, emotional and social health and wellbeing. For further details on their outstanding work in the community please visit [www.dancevoice.org.uk](http://www.dancevoice.org.uk)