

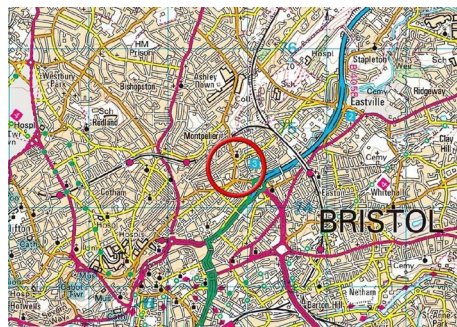
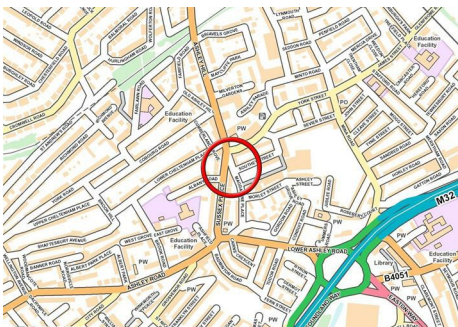
0117 973 6565

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hollis
morgan

auction



Development Site, 50 - 52 Sussex Place, St Werburghs, Bristol, BS2 9QP

Auction Guide Price £480,000 +++

Hollis Morgan JULY AUCTION - A FREEHOLD parcel of LAND with PLANNING GRANTED to erect 6 X HOUSES with GDV - £2.05m - £2.145m close to the CITY.

FOR SALE BY AUCTION

*** SOLD @ AUCTION ***
GUIDE PRICE - £465K +++
SOLD @ £480K

LOT NUMBER 14

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

EXTENDED COMPLETION

Completion is set for 6 weeks.

VIEWING

The Site is open for external viewing at all times.

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.

SOLICITORS

Jonathan Wilson

Wards

52 Broad Street, Bristol, BS1 2EP

0117 9290686

jonathan.wilson@wards.uk.com

THE LAND

A prominent corner parcel of land recently trading as a petrol station (6197 Sq Ft) but sold with vacant possession.

LOCATION

Sussex Place is a popular residential terrace located within the cultural suburb of St. Werburghs. Convenience stores and other local amenities are nearby as well as the ever popular Gloucester Road which boasts an array of independent retailers, pubs, bars, cafes and restaurants. Bristol City Centre is less than two miles away.

THE OPPORTUNITY

Planning has been granted to demolish the existing petrol station and erect a stylish scheme of 6 townhouses.

Unit 1 – 3 Bed, 3 Bath with Garden (965 Sq Ft)
£355,000 - £370,000

Unit 2 - 3 Bed, 3 Bath with Courtyard (965 Sq Ft)
£350,000 - £365,000

Unit 3 - 3 Bed, 3 Bath with Courtyard (965 Sq Ft)
£350,000 - £365,000

Unit 4 - 3 Bed, 2 Bath with Garden (965 Sq Ft)
£350,000 - £365,000

Unit 5 - 2 Bed, 2 Bath with Courtyard (912 Sq Ft)
£325,000 - £340,000

Unit 6 - 2 Bed, 2 Bath with Courtyard (912 Sq Ft)
£325,000 - £340,000

GDV £2.05m - £2.145

PLANNING GRANTED

Decision : GRANTED subject to condition(s)

Application no: 16/04419/F

Type of application: Full Planning

Site address: Seven Ways Service Station, Sussex Place, Bristol, BS2 9QP

Description of development: Demolition of existing Filling Station and erection of six two and three bedroom dwelling houses with cycle parking.

Applicant: Mr Michael Touzalin

Agent: John Thompson Architects Ltd

Committee/delegation date: 18.10.16

Date of Notice: 18.10.16

NEW HOMES - GDV ADVICE

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

PLANNING DETAILS ETC

Full details of all planning, elevations and decisions 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 development would make a good rental investment. Don McKeever of The Bristol Residential Letting Co suggests a rent in the region of:

3 Bedroom townhouses – £1300pcm - £1400pcm

If you would like to discuss more detail on the potential

for rental, you can call me (0117 370 8818) or email (don@bristolreslet.com) for a no obligation discussion. Alternatively why not drop into my Office (222 North Street, Southville, BS3 1JD) where I am always happy to advise investors on maximising their investment.

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.

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.

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.

PAYING THE DEPOSIT & BUYERS PREMIUM

We can only accept the following at the auction: Personal or Company Cheque Bankers Draft Debit Card (NOT CREDIT CARD)

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.

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.

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 Bristol based " Life for a Cure" as our 2017 Charity of the year which aims 'a LIFE for a CURE', to raise funds in support of finding the 'Ultimate Vaccine' for Meningitis B. We are delighted to announce that 5 % of every buyer's premium will be donated to 'a Life for a Cure' which was founded as both a legacy to Ryan and to help raise awareness and

valuable funds in search of the ultimate vaccine. This Bristol charity run purely on a voluntary basis is simply about working together to stop other amazing young lives being lost to meningitis. - to learn more about Ryans Story and this fantastic cause please visit there website. www.ryanbresnahan.org/ In 2016 we raised £4,000 for Bristol based housing charity "Home Start" to learn more visit the charity section of our website - www.hollismorgan.co.uk/charity/