

estate agents **auctioneers**



10, Pembroke Vale, Clifton, Bristol, BS8 3DN
Sold @ Auction £790,000

P Permit holders only
Mon - Fri
9 am - 5 pm

A quintessential Victorian semi-detached villa (2412 Sq Ft) on one of Clifton's most sought after Roads - now in need of UPDATING but scope to create a stunning 5 / 6 bedroom family home.

FOR SALE BY AUCTION
SOLD @ AUCTION - £790,000

LOT NUMBER 22
Wednesday 3rd June 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

This is a quintessential Victorian semi-detached stone built villa (2412 Sq Ft) with Bath stone elevations to the front elevation and rendered walls to the side and rear elevations. The accommodation is arranged over three floors, the top floor, originally designed for live-in staff. The house has all the character associated with this prosperous period of Victorian building when Clifton was developed as an elegant and prestigious suburb with such unique features as Clifton College, The Observatory, Clifton Suspension Bridge and The Downs adding to the unusual delights of this predominantly period area. The property has been a family home for some considerable time and is now in need of some modernisation and up-grading. The ground floor has three elegant reception rooms with ceiling cornices plus a kitchen and the usual offices. The first floor currently has three bedrooms, the fourth has been made into a dressing room but could easily be re-instated. The top floor has two further rooms. To the rear of the property is an enclosed west facing garden. The recently introduced Residents Parking Scheme will considerably add to the attraction of this peaceful road.

THE LOCATION

Pembroke Vale is a very special road in many ways, not least, because of its location within the ambience of the Close of Clifton College with its vast open space, the size of the houses which has meant that have remained as family homes and the short length of the road which has created a friendly neighbourhood atmosphere. The Downs with its acres of open land bounded on the south western side by the spectacular Avon Gorge and historic Clifton Suspension Bridge is nearby together with Clifton Village with its eclectic range of shops and restaurants and "Chelsea" style streets and pavement cafes. Equally, Queens Road and the University of Bristol together with other educational institutions are within easy reach together with the business areas, the entertainment, leisure and shopping facilities to be found in this vibrant west country city with its famous academic and business ethos. There are excellent communications in that the M32, The M5 and the M4 are within relatively short driving distances and there are high speed train services to London and most parts of the country.

THE OPPORTUNITY

The property now requires complete updating but has the scope to create an attractive 5 / 6 bedroom family home in one of the most prestigious roads of this internationally famous and unique Victorian Bristol suburb.

EXTENDED COMPLETION

8 Week completion or earlier by mutual consent.

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.

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 – only@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 been successfully exchanged subject to the standard auction terms and payment of the buyers premium to Hollis Morgan.

AUCTION BUYERS GUIDE VIDEO

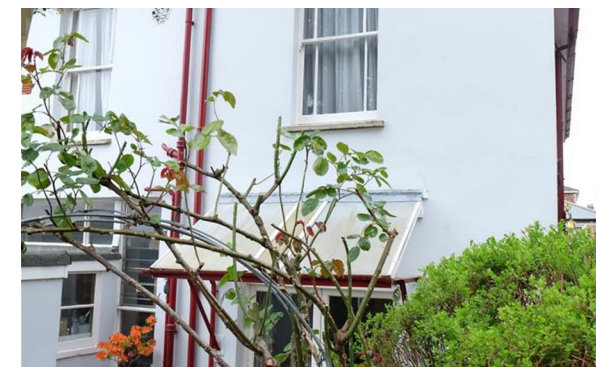
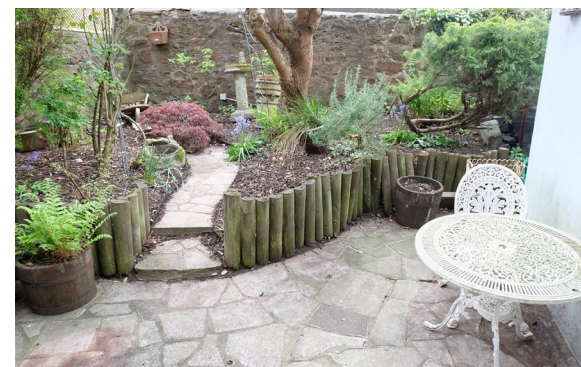
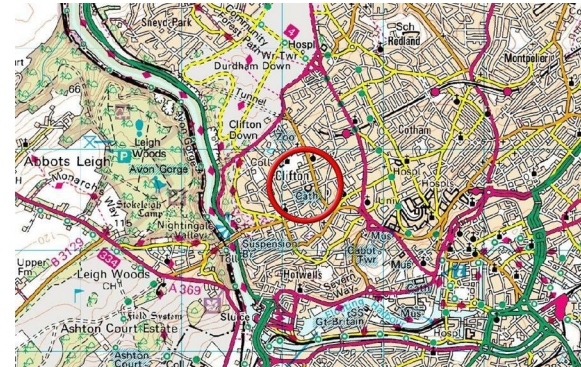
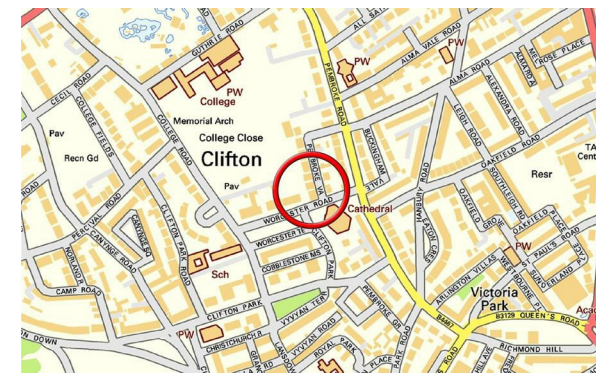
We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

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

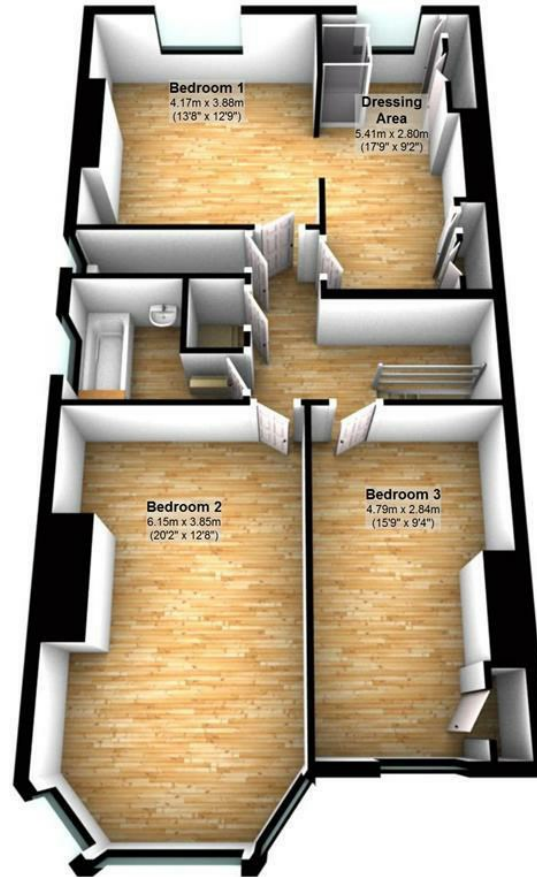
Hollis Morgan are supporting Dance Voice as their 2015 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity - Dance Voice is dependent on voluntary donations to run its dance movement psychotherapy sessions which enable so 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 In 2014 Hollis Morgan successfully raised £2,500 for Bristol Children's Help Society www.tbchs.org.uk



Ground Floor
Approx. 92.1 sq. metres (991.1 sq. feet)



First Floor
Approx. 86.2 sq. metres (928.1 sq. feet)



Second Floor
Approx. 45.8 sq. metres (493.0 sq. feet)



Total area: approx. 224.1 sq. metres (2412.1 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplan Produced by Westcountry EPC
Plan produced using PlanUp.



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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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