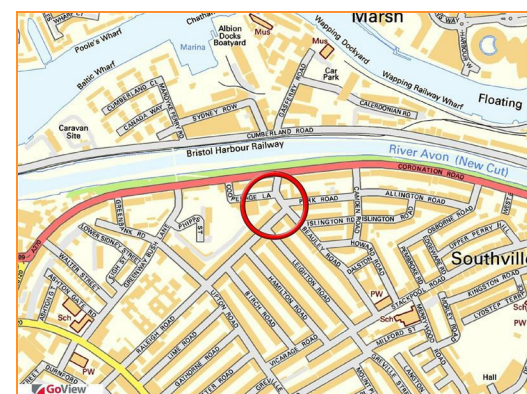




House and Plot, 6 Bealey Road, Southville, Bristol, BS3 1PX

Sold @ Auction £580,000

Hollis Morgan JUNE AUCTION LOT NUMBER 18 - A DEVELOPMENT OPPORTUNITY IN SOUTHVILLE - Existing Semi detached Family Home (2013 Sq Ft) and PLOT with PLANNING for 3 x 2 BED FLATS (GDV circa £700k)



House and Plot, 6 Beaulay Road, Southville, Bristol, BS3 1PX

FOR SALE BY AUCTION

*** SOLD PRIOR TO AUCTION ***

LOT NUMBER 18

Wednesday 8th June 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

SET VIEWING TIMES

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.

THE PROPERTY

A well proportioned 3 bedroom semi detached period home with basement level set on a larger than average double plot.

LOCATION

Beaulay Road lies within the popular suburb of Southville. North Street is within walking distance and offers a wide variety of amenities including bars, pubs, cafes and independent retailers. Bristol City Centre and the Harbourside district is within a mile whilst there are also regular public transport links running from Bedminster to the Cabot Circus shopping complex which is approximately two miles away.

THE OPPORTUNITY

EXISTING HOUSE

The house would now benefit from some minor updating and the basement level could be developed but is a charming family home with a value in the region of £400,000

BUILDING PLOT

Planning granted erection of a 3-storey dwelling providing 3 no. 2-bed flats and parking.
GDV £680k - £700k

PLANNING GRANTED

Reference 15/02852/F

Alternative Reference PP-04173683

Application Received Fri 05 Jun 2015

Application Validated Mon 08 Jun 2015

Address Land Adj To 6 Beaulay Road Bristol BS3 1PX

Proposal Demolition of garage adjoining 6 Beaulay Road and erection of a 3-storey dwelling providing 3 no. 2-bed flats and parking.

Status Decided

Decision GRANTED subject to condition(s)

Decision Issued Date

Tue 15 Sep 2015

NEW BUILD RE SALE VALUES

LOWER GROUND FLOOR

2 BED / 718 Sq Ft

£220,000 - £230,000

GROUND FLOOR FLAT

2 BED / 633 Sq Ft

£210,000 - £220,000

FIRST FLOOR DUPLEX

2 BED 987 Sq Ft

£250,000 +

SOLAR PANELS ON ORIGINAL HOUSE

We are informed by the owners;

Property has cash income from Solar Panels at the highest tariff rate and free electricity.

Annual cash income: £1,550 equivalent to £31,000 at 5% yield - plus

Annual free electricity: £380 equivalent to £7,650 at 5% yield.

Guaranteed and index linked to 2037 years. Usually tax free, depending on status.

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.

AUCTION BUYERS GUIDE VIDEO

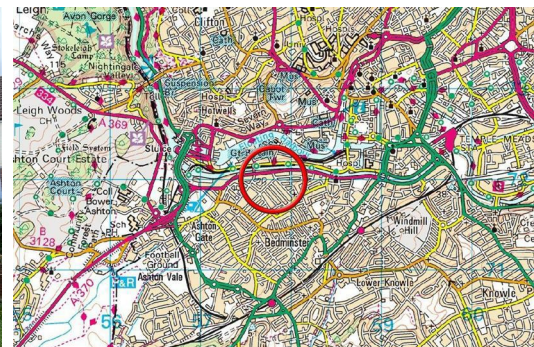
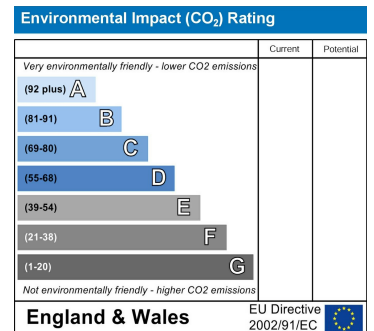
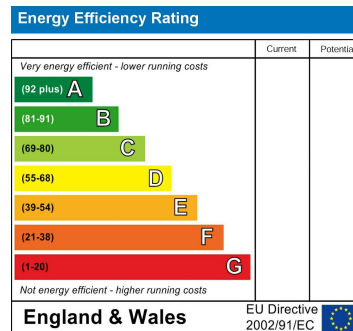
We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

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



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