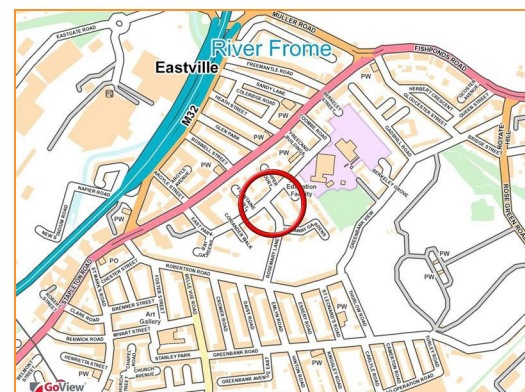




**East Garages, Rosemary Lane, Eastville, Bristol, BS5 6YF**

**Sold @ Auction £200,000**

Hollis Morgan JULY AUCTION - A Freehold CORNER PLOT with PLANNING GRANTED for 4 FLATS with a GDV of £710k +



# East Garages, Rosemary Lane, Eastville, Bristol, BS5 6YF

## FOR SALE BY AUCTION

\*\*\* SOLD @ AUCTION \*\*\*  
GUIDE PRICE - £185K \*\*\*  
SOLD @ £200K

LOT NUMBER 17

Wednesday 19th July

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

## 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.

## VIEWING

External Inspection at all times.

## SOLICITORS

Stephen Rehder

Martin Smith & Co

Majestic House, 18 Shenley Road, Borehamwood, Hertfordshire WD6 1DL

t: 020 8953 0636

f: 020 8207 4835

stephen.rehder@martinsmith.biz

## THE LAND

A Freehold corner plot comprising a row of four lock up garages with adjoining land.

## LOCATION

The garages are located in a popular residential suburb of Eastville with excellent access to Bristol City Centre, Cabot Circus Retail Complex and the M32 Motorway network.

## THE OPPORTUNITY

Planning has been granted to demolish the existing garages and erect a scheme of 2 x 1 Bedroom Flats and 2 x 2 Bedroom flats with parking.

2 x 1 Bedroom Flats ( 50 Sq M ) - £170,000 per unit

2 x 2 Bedroom Flat ( 61 Sq M ) - £185,000 per unit

GDV £710,000

## PLANNING GRANTED

Decision : GRANTED subject to condition(s)

Application no: 16/03387/F

Type of application: Full Planning

Site address: East Garages, East Park, Bristol.

Description of development: Erection of 4x new dwellings following demolition of existing garage block.

Applicant: CMBM Ltd

Agent: Hadfield Associates Architects

Committee/delegation date: 17.02.17

Date of Notice: 17.02.17

## PLANNING INFORMATION

Full details of the scheme including drawings, elevations and decision notices can be downloaded with the online legal pack.

## 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

## RENTAL APPRAISAL

Having determined this property's viability for investment, we are pleased to offer our services to investors that are interested in purchasing the land on Rosemary Lane, Eastville.

The Bristol Residential Letting Co. is one of the largest independent letting & property management companies specialising in the City of Bristol. As well as letting and management, we advise investors on potential investment opportunities. We identify investment properties for current landlords/investors and advise investors like you on the suitability of a property for the Bristol professional rental market.

Having been operating for 10 years, we now have 2 thriving branches. Our Clifton based branch covers the North of the City, while our Southville based branch covers the South of the City. By covering the majority of

Bristol, we have become experts in our City.

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this would make a good rental investment. Josh Box of The Bristol Residential Letting Co suggests a rent in the region of:

1 bedroom flat - £695pcm

2 bedroom flat - £800pcm

If you would like to discuss more detail on the potential for rental, you can call me (0117 370 8818) or email (josh@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.

## 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 (£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.

## 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.

## 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.

## 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.

## 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 )

## 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

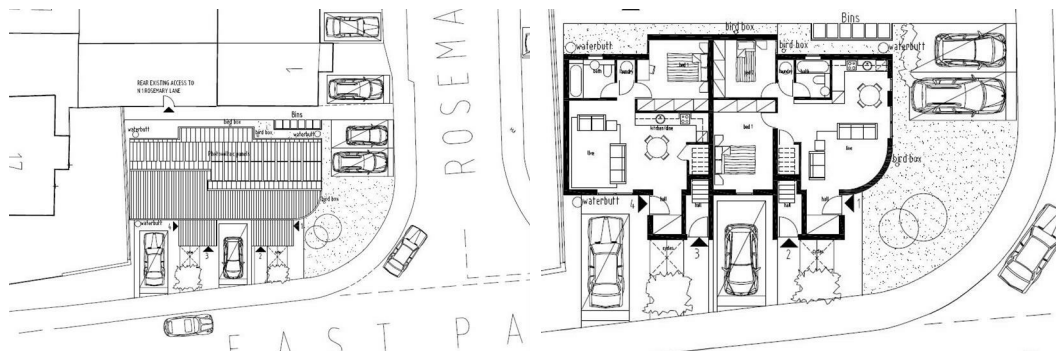
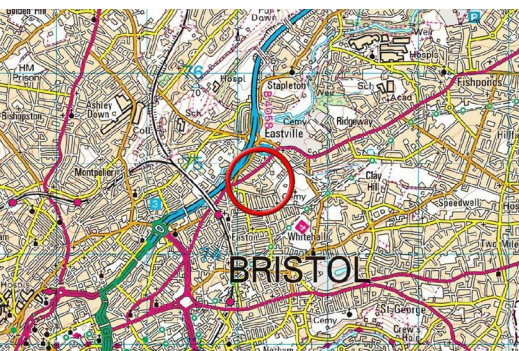
Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and "whole of market" rates.

## 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.

## 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



e-mail: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk) [www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: **0117 973 65 65**

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