



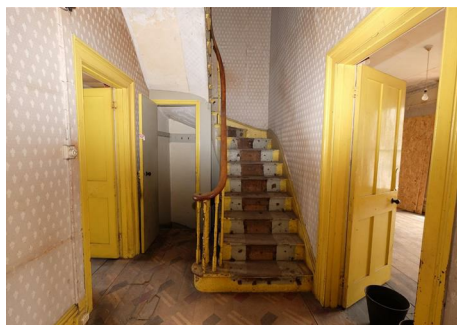
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hollis
morgan

auCTION



Roxana, 13 Kingsley Road, Cotham, Bristol, BS6 6AF

Auction Guide Price £501,000 +++

Hollis Morgan JULY AUCTION - A Freehold PERIOD PROPERTY in need of COMPLETE MODERNISATION with PLANNING GRANTED to create a stunning FAMILY HOME (2,368 Sq Ft) in this sought after location.

Roxana, 13 Kingsley Road, Cotham, Bristol, BS6 6AF

*** SOLD @ HOLLIS MORGAN JULY AUCTION ***

GUIDE £ 450,000 +++

SOLD @ £501,000

LOT NUMBER 31

Wednesday 18th July 2018

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

PRE AUCTION OFFERS

On this occasion the vendor will NOT be considering pre auction offers.

EXTENDED COMPLETION

Completion is set for 6 weeks or earlier subject to mutual consent.

WEEKLY SET VIEWING

*** PLEASE NOTE ACCESS IS AT THE BUYERS OWN RISK AND YOU WILL BE ASKED TO SIGN A CONSENT FORM BEFORE ENTRY ***

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.

SOLICITORS

Adam Muldoon

Hillfort Law Firm

21 High Street, Ipswich, IP1 3QH

01473 233110

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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.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be 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.

THE PROPERTY

13 Kingsley Road is an imposing semi detached mid Victorian property (1694 Sq Ft) with Bath stone frontage arranged over three floors with an enclosed South West facing garden with an array of original period features including butler's pantries, balustrade, cornices and slate steps.

Freehold and sold with vacant possession.

LOCATION

Kingsley Road is located just off the vibrant Cheltenham Road within the popular suburb of Cotham. Cheltenham Road is an affluent hot spot and offers an array of independent retailers, bars, cafes, pubs and restaurants. A number of highly acclaimed schools are within walking distance including Redland Green School, Colston's Girls School (primary and secondary) and Cotham School. Bristol City Centre is less than one mile away.

THE OPPORTUNITY

FAMILY HOME - PLANNING GRANTED (2,368 Sq Ft)

The property is in need of complete modernisation but planning has been granted to rearrange and extend the existing property into a stylish family home arranged over 4 floors with off street parking and South West facing garden in this highly sought after location.

FLAT CONVERSION

There is scope (subject to consents) to convert the property into 3 x 2 bedroom flats (lower ground floor, hall floor and upper floors)

HMO / INVESTMENT

Scope for a 9 bedroom student / professional HMO - subject to consents.

PROPOSED ACCOMODATION SCHEDULE

2,368 Sq Ft

LOWER GROUND FLOOR

Open plan Kitchen / Dining room with bi fold doors opening onto garden.

Entertainment room / Bedroom 5

Shower room / WC

UPPER GROUND FLOOR

Entrance Hall
Reception 1
Library / Butlers Pantry
Reception 2

FIRST FLOOR

Bedroom 1
En suite
Bedroom 2
Bedroom 3
Family Bathroom
Study

SECOND FLOOR

Bedroom 4
En suite
Study / Store Room
Extensive Eaves Storage.

PLANNING GRANTED

Reference 18/02017/H
Alternative Reference PP-06894756
Application Received Mon 16 Apr 2018
Application Validated Mon 16 Apr 2018
Address 13 Kingsley Road Cotham Bristol BS6 6AF
Proposal Proposed renovation or existing property including two storey rear extension and loft conversion with dormer extension to the rear.
Status Decided
Decision GRANTED subject to condition(s)
Decision Issued Date Fri 08 Jun 2018

PLANNING INFORMATION

Full details of the planning, decision notice and proposed layout can be downloaded with the online legal pack.

RENTAL APPRAISAL

A great property with huge potential to convert into a family home as per planning permission or potential to convert into flats or a large House Multiple Occupation (HMO). The property clearly needs a significant amount of work but if converted into a family home would attract professional people relocating to Bristol. There is scope with correct permissions to develop the property into three flats. This location is highly popular with young professional sharers and students alike. If planning could be obtained you could convert the property into a large HMO. This area is popular with students from both Bristol University and University of the West of England. Below are guides to rental valuations for the different options:

Family home - £1850 pcm (£22,500 p/a)

Flats (three flats) £3300 pcm (£39,600p/a)
HMO (based on £550 per room at 8 bed) £4400 pcm (£52,800 p/a)
If you have any queries, please contact Clifton Rentals on info@clifton-rentals.co.uk or 0117 911 3423/07854367689

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 £1000 + VAT (£1,200 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.

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.

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.

involved in raising £30,000 over 3 events for the "Life for a cure" Bristol based meningitis charity - www.ryanbresnahan.org Visit the Charity page of our Website for further details - <https://www.hollismorgan.co.uk/charity/>

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 £1,200) are required by the Auction Department at least two full working days before the auction.

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.

WHY HOLLIS MORGAN?

Hollis Morgan regularly hold the largest property auctions across Bristol and the West Country from our iconic Sale Room in Clifton, since we formed in 2010 we have sold the most £££'s of land and property by Public Auction in the region - EVERY YEAR!

Between 2010 and 2017 we have held 45 auctions, offering 1135 lots and raising over £225m for clients across the region

Did you know....Hollis Morgan sold more £££'s of land and property by auction than all the other Bristol Auctioneers combined in 2017 with over £49m of successful sales!

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 charity based Off the Record! as our 2018 charity of the year with 5% of each buyers premium donated to help provide free and confidential mental health support and information to young people aged 11-25 in Bristol - www.otrbristol.org.uk In 2017 we were delighted to be